THE HEATHER LANDS REZONING

AN HISTORIC PARTNERSHIP BETWEEN CANADA LANDS COMPANY AND THE MST PARTNERSHIP

χ̱ew̓s tə n̓a šxʷt̓ən̓aχ̱ətəɬ̓ <Hən̓q̓əmin̓əm̓>
X̱aw̓s uÚxwumixw <Sḵwx̱wú7mesh>
A New Neighbourhood <English>

The vision for the new community is to create a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations (MST).

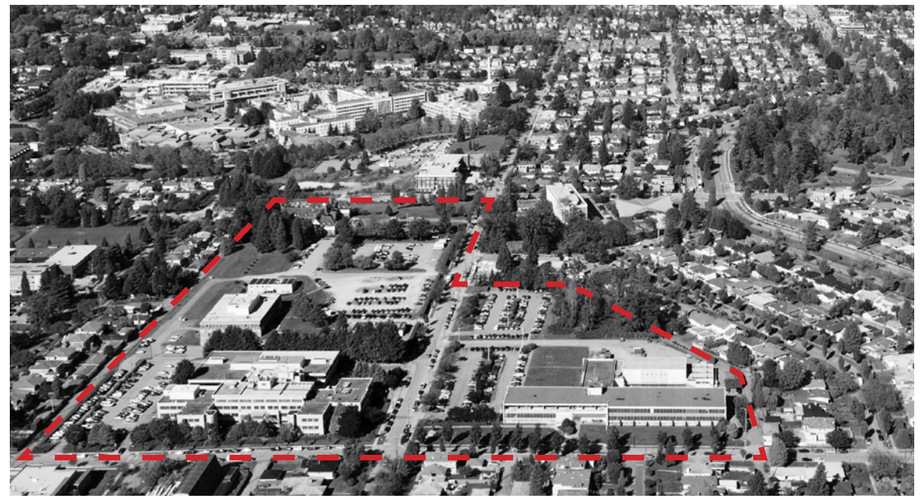
Aerial View, Looking Southeast
Conceptual Illustration by Artist: Matthew Thomson

HEATHER **LANDS**

THE HEATHER LANDS SITE IN CONTEXT

HEATHER LANDS

HEATHER LANDS IS A LARGE DEVELOPMENT SITE LOCATED IN THE HEART OF VANCOUVER'S CAMBIE CORRIDOR, AND WITHIN THE TRADITIONAL TERRITORIES OF THE MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH. THE MST NATIONS WILL BE THE LONG-TERM LAND OWNERS OF THE SITE.



Aerial View of Heather Lands Site, Looking N

LEGEND

- PUBLIC PARK
- VAN DUSEN GARDENS
- CEMETERY
- LARGE DEVELOPMENT
- HEALTH CARE
- COMMERCIAL
- HEATHER LANDS SITE
- BICYCLE ROUTES
- BUS ROUTES
- CANADA LINE & STATIONS
- COMMUNITY CENTRE
- DISASTER RELIEF HUB
- FARMER'S MARKET
- CHILDCARE
- SPORTS FACILITIES
- ELEMENTARY SCHOOL
- HIGH SCHOOL
- HOSPITAL
- PLACE OF WORSHIP
- SYNAGOGUE

For more information on Oakridge Large Dev't sites:
- ★ MTC, https://vancouver.ca/oakridge
- ★ OTC, https://vancouver.ca/OTC

SITE PLAN

THE PLAN FOR THE NEW NEIGHBOURHOOD HAS BEEN INFORMED AND INSPIRED BY THE HEATHER LANDS POLICY STATEMENT, INPUT FROM MST NATIONS' COMMUNITY MEMBERS, CLC-MST CULTURAL LIAISONS, THE PROJECT TEAM AND CONSULTANTS, AND CITY OF VANCOUVER STAFF.

HEATHER **LANDS**

LEGEND

- PARCEL + BUILDING IDENTIFICATION
- BUILDING HEIGHT
- PROPERTY LINE
- U/G PARKADE WALL
- BUILDING ENTRY
- PARKADE ENTRY
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

N

ft: 0 60 120 180 240

m: 0 20 40 60 80

LAND USE PLAN

HEATHER LANDS

PROJECT OVERVIEW:

2.75 FSR
» GFA 2,625,404 SF

PARKS, OPEN SPACE & GREEN SPACE
» 4.1 ACRES OF PARK
» 0.6 ACRES OF OPEN SPACE
» 0.6 ACRES FOR HEATHER ST. RIGHT OF WAY

COMMERCIAL
» RETAIL (62,287 SF)
» OFFICE (62,994 SF)

MST CULTURAL CENTRE

74-SPACE CHILDCARE CENTRE

ÉCOLE FRANCOPHONE (ELEMENTARY SCHOOL)

RESIDENTIAL
» APPROX. 2,600 TOTAL HOUSING UNITS

MARKET HOUSING
› 1,600 UNITS

RENTAL HOUSING
› 300 MARKET RENTAL UNITS
› 100 MODERATE INCOME RENTAL UNITS

SOCIAL HOUSING
› 540 SOCIAL HOUSING UNITS (450,000 SF)

LEGEND
- MARKET
- RENTAL
- SOCIAL
- RETAIL
- OFFICE
- CULTURAL CENTRE
- CHILDCARE
- ÉCOLE / SCHOOL
- PARK & FOREST TRAIL
- OPEN SPACE
- HEATHER ST. ROW
- COURTYARDS
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

N
0 60 120 180 240 ft
0 20 40 60 80 m

LAND USE AERIAL VIEW

HEATHER LANDS

LEGEND

MARKET SOCIAL OFFICE CHILDCARE
RENTAL RETAIL SCHOOL CULTURAL CENTRE

BUILDING HEIGHTS

HEATHER LANDS

Building Storeys and Estimated Buildings Heights

PARCEL	BLDG. ID	POLICY STOREYS	RZG. STOREYS	BUILDING HEIGHT m	BUILDING HEIGHT ft
A	A1	15	19	65	213
B	B1	18	24	80	262
	B2	20	20	68	224
	B3	6	12	44	145
C	C1	16	16	59	192
	C2	3	3	14	45
	C3	3	3	14	45
D	D1	4	4	19	62
E	E1	15	15	53	174
F	F1	15	18	63	206
	F2	22	25	82	271
	F3	4	4	16	52
G	G1	24	28	92	303
	G2	18	20	67	221
H	H1	12	14	52	170
I	I1	15	22	74	244
	I2	12	15	53	175
J	J1	3	3	13	42
	J2	6	0	-	-

UPDATES SINCE THE APPROVED HEATHER LANDS POLICY STATEMENT

HEATHER LANDS

APPROVED POLICY STATEMENT (2018)

GFA: 2,292,000 SF / 2.5 FSR

4.0 ACRES OF PARK AND OPEN SPACE

BUILDINGS HEIGHTS: 3 – 24 STOREYS

SOCIAL HOUSING
» 20% Social Housing (448,200 SF)

AFFORDABLE HOUSING
» Up to 20% Affordable Home Ownership

RESIDENTIAL
» Approx. 2,300 Total Residential Units

COMMERCIAL
» Retail and Commercial (55,000 SF)

MST CULTURAL CENTRE

69-SPACE CHILDCARE CENTRE

ELEMENTARY SCHOOL

REZONING APPLICATION (2020)

GFA: 2,625,404 SF / 2.75 FSR

4.6 ACRES OF PARK AND OPEN SPACE

BUILDING HEIGHTS: 3 - 28 STOREYS

SOCIAL HOUSING
» 540 Social Housing Units (450,000 SF)

RENTAL HOUSING
» 100 Moderate Income Rental Units
» 300 Market Rental Housing Units

RESIDENTIAL
» Approx. 2,600 Total Residential Units

COMMERCIAL
» Retail and Commercial (125,250 SF)

MST CULTURAL CENTRE

74-SPACE CHILDCARE CENTRE

ELEMENTARY SCHOOL

All numbers are estimates and subject to change.

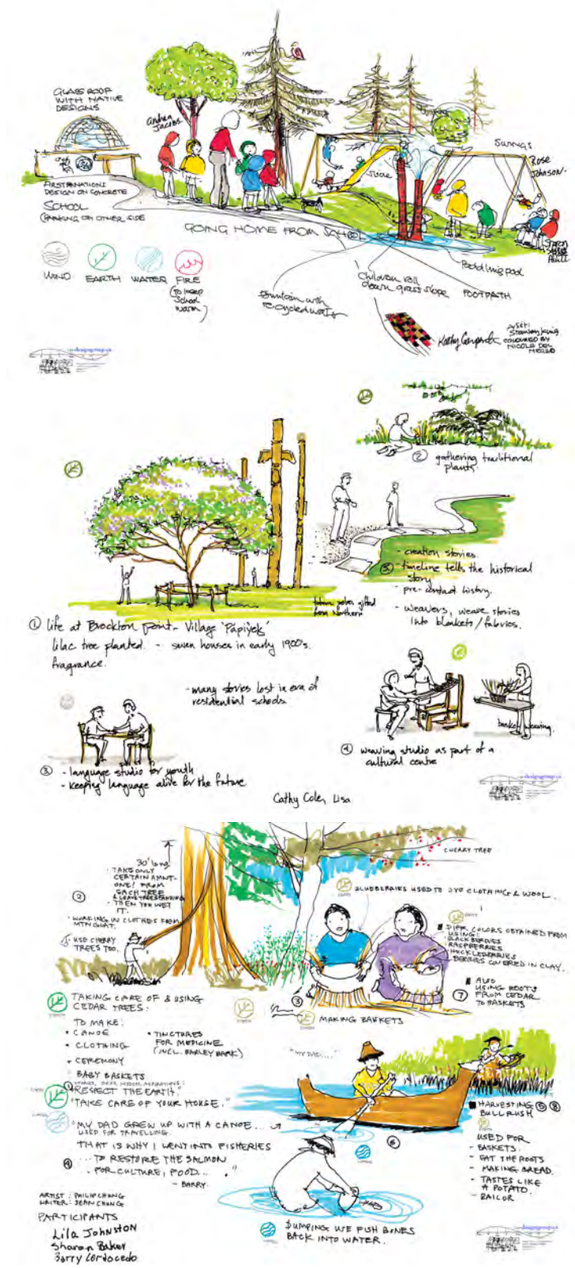
ENGAGEMENT AND THE CULTURAL INTERPRETIVE PLAN

HEATHER LANDS

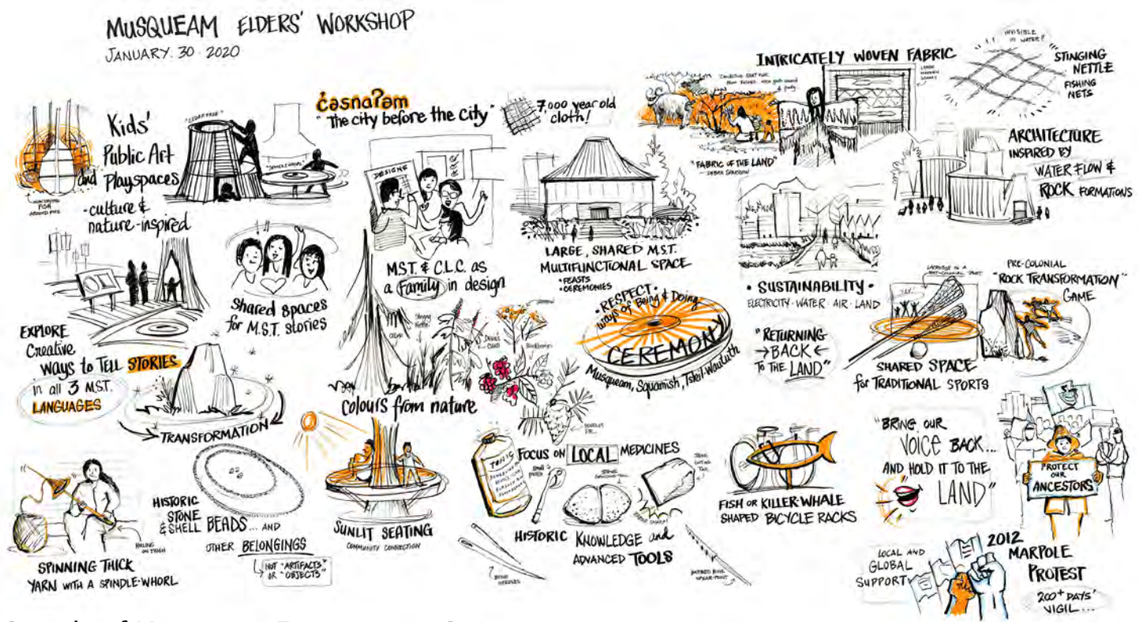
THE CULTURAL INTERPRETIVE PLAN, DEEPLY INFORMED BY THE STORIES, KNOWLEDGE, AND IDEAS SHARED BY CLC-MST CULTURAL LIAISONS, AND MEMBERS OF THE MUSQUEAM, SQUAMISH, AND TSLEIL-WAUTUTH NATIONS' COMMUNITIES PROVIDES A FOUNDATION FOR INSPIRATION AND INSIGHT FOR THE HEATHER LANDS REZONING.

The Cultural Interpretive Plan is structured around the four elements of life (water, earth, wind, fire) and MST culture and stories. It communicates ways to embed the cultural identity of the MST Nations, past, present and future, into the Heather Lands neighbourhood.

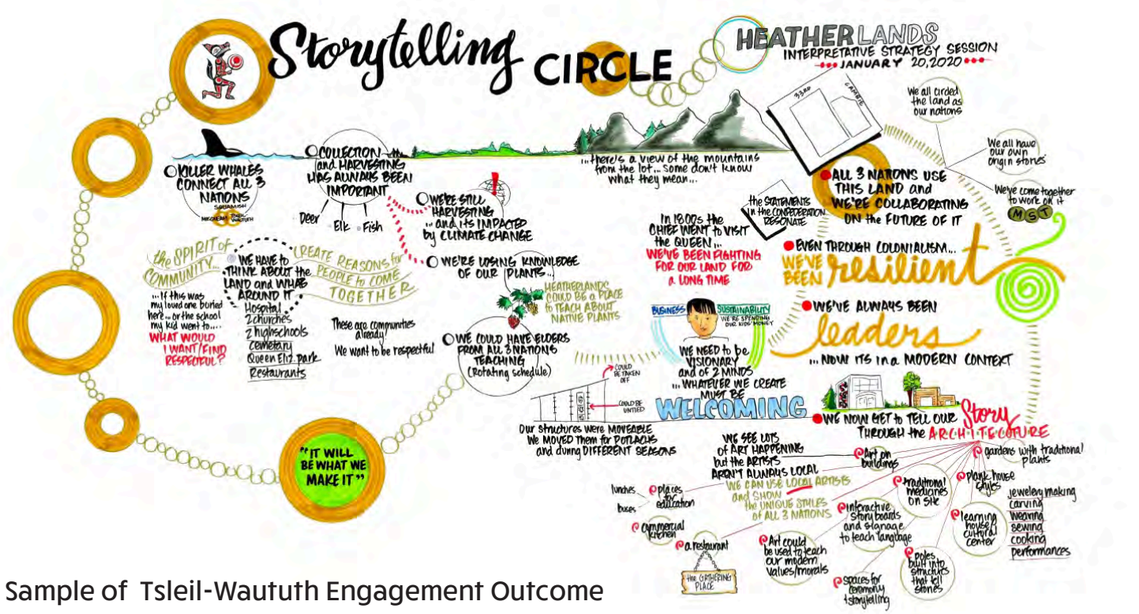
The Cultural Interpretive Plan guided and inspired the Design Guidelines for the project which provide direction on how to embed the MST identity and values into all aspects of the design of Heather Lands.



Sample of Squamish Engagement Outcome



Sample of Musqueam Engagement Outcome



Sample of Tsleil-Waututh Engagement Outcome

DESIGN DIRECTIVES

HEATHER LANDS

FOUR DESIGN DIRECTIVES BRING TOGETHER THE ELEMENTS OF LIFE AND MST VALUES TO PROVIDE THE FOUNDATION FOR ALL FACETS OF PLANNING AND DESIGN FOR THE FUTURE HEATHER LANDS NEIGHBOURHOOD.

WELCOMING TO ALL

WHATEVER WE CREATE MUST BE WELCOMING.[1]

WE'RE TAUGHT TO KNOW WHERE WE COME FROM

MAKE OUR LANGUAGE AND STORYLINE VISIBLE.. USE OLD VALUES BUT NEW METHODS.. OBSERVE PROTOCOL [AND] RESPECT WAYS OF BEING AND DOING CEREMONY.. PROTECT OUR ANCESTORS.. BRING OUR VOICES BACK AND HOLD IT TO THE LAND.[1]

EVERYTHING IS CONNECTED

DO EVERYTHING FOR A REASON.. UNDERSTAND THAT EVERYTHING IS CONNECTED: PEOPLE, LAND, STORIES, CEREMONY, LANGUAGE, WATER. BRING THESE INTO ALIGNMENT AND GOOD THINGS WILL FLOW OUT.. WE NEED TO BE VISIONARY AND CONTINUE TO BE LEADERS.. BE OF TWO MINDS: BUSINESS AND SUSTAINABILITY.. REMEMBER THAT YOUTH WILL INHERIT THE LAND.[1]

BEING IN TOUCH WITH THE LIGHT, WEATHER, SEASONS, LAND

KNOW THAT THE SKY, MOUNTAINS, RIVER TELL OUR STORIES. REMEMBER THAT EVERYTHING WE SAY, DO EAT, MAKE COMES FROM THE LAND.[1]

[1] Drawn from comments by MST community members who participated in the Heather Lands engagement processes.

ILLUSTRATIVE LANDSCAPE SITE PLAN

HEATHER LANDS

RESPECT FOR THE LAND AND STEWARDSHIP OF NATURE LIES AT THE CENTER OF MST VALUES AND WAYS OF BEING.

The new neighbourhood is organized around the Forest Trail, Parks and Open Spaces; creating connections and access to nature for residents is a priority.

LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- EXISTING CONIFEROUS TREES
- EXISTING DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED DECIDUOUS TREES
- PROPERTY LINE
- U/G PARKADE WALL
- BUILDING ENTRY
- CSF OWNED NOT PART OF HEATHER LANDS REZONING

N

0 60 120 180 240 ft

0 20 40 60 80 m

ECOZONES IN THE PARK, OPEN SPACE & THE POLLINATOR CORRIDOR

HEATHER LANDS

DISTINCT ECOZONES HAVE BEEN IDENTIFIED TO ORGANIZE THE PARKS AND OPEN SPACE AND TO ENHANCE BIODIVERSITY.

A Pollinator Corridor connects Heather Lands to Queen Elizabeth to the East and Oak Meadows and Van Dusen Gardens to the West.The proposed ecozones for the park include:

- Coniferous Forest
- Riparian Woodland
- Oak Meadow
- Wild Orchard

LEGEND

- PARCEL + BUILDING IDENTIFICATION
- FOREST TRAIL
- PARK PATHWAYS
- PUBLIC PARK
- OPEN SPACE
- CONIFEROUS FOREST
- RIPARIAN WOODLAND
- OAK MEADOW
- WILD ORCHARD
- POLLINATOR CORRIDOR
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

N

ft: 0 60 120 180 240

m: 0 20 40 60 80

Ecozones and Open Space Plan

FOREST TRAIL & PARK, SOUTH OF W35TH: LOOKING NORTHWEST

HEATHER LANDS

Conceptual Illustration by Artist: Matthew Thomson

NEIGHBOURHOOD CHARACTER AREAS

HEATHER LANDS

SIX DISTINCT PRECINCTS, OR CHARACTER AREAS, EXPRESS ELEMENTS OF THE DESIGN DIRECTIVES

Two character areas are specific to the public park, the open space and the public realm:

» **Trail Through the Forest:**
Inspired by the Legend of the Runner and a historic trail that crossed the site.

» **Meeting Point:**
Welcoming Plaza with MST Welcome Poles.

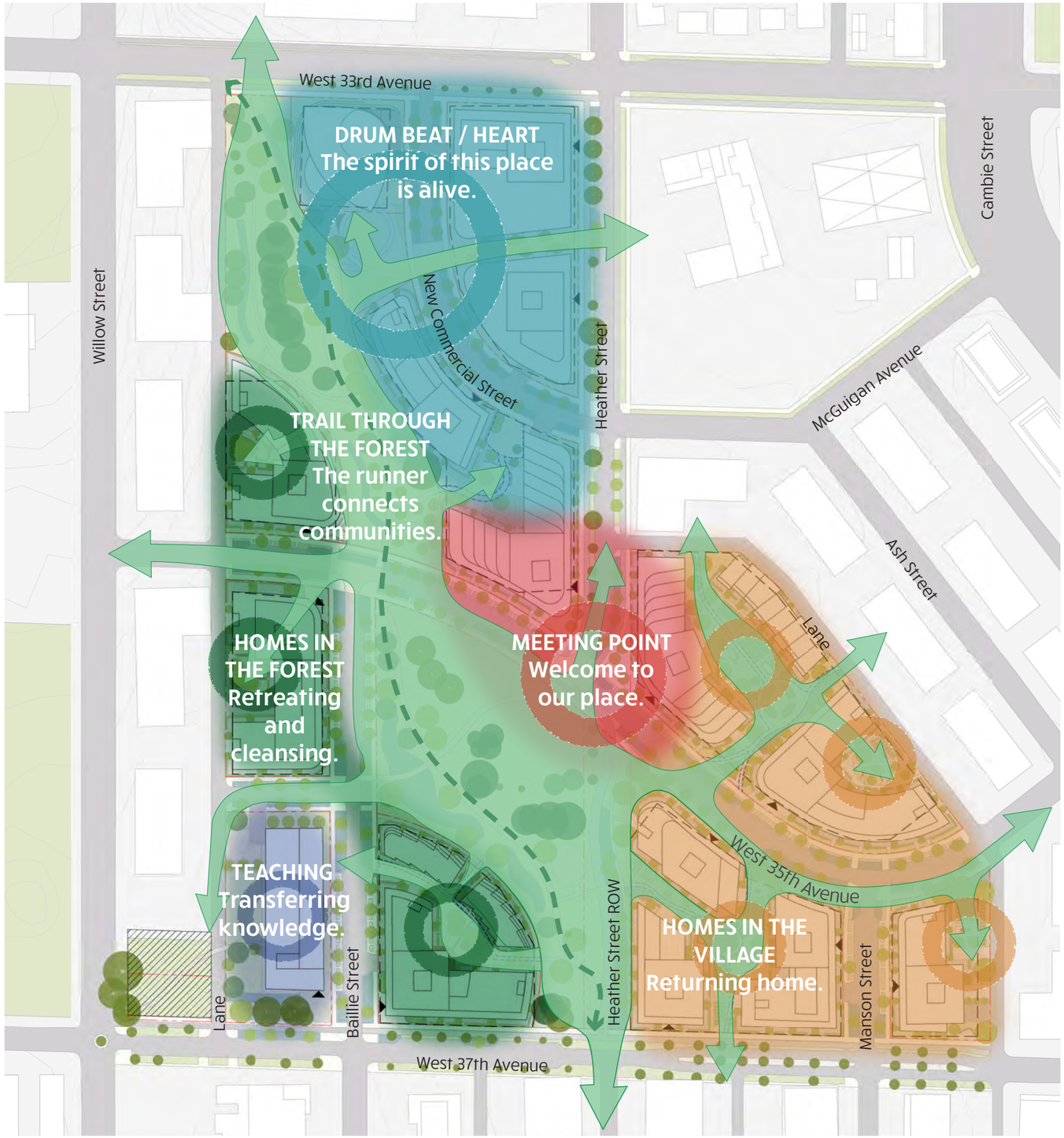
Four character areas provide a mix of building types and land uses formulated in distinct ways:

» **Teaching:**
École Francophone (Elementary School) and CSF Childcare Centre

» **Homes in the Village:**
Residential Uses: Social, Rental, and Market Housing

» **Homes in the Forest:**
Residential Uses: Social, Rental, and Market Housing

» **Drum Beat / Heart:**
Commercial (Office / Retail)
Cultural Centre
Childcare Centre
Residential Uses: Social, Rental, and Market Housing



LEGEND

- INTERPRETIVE FOREST TRAIL
- NATURE THROUGHOUT
- TRAIL THROUGH THE FOREST
- HOMES IN THE VILLAGE
- MEETING POINT
- HOMES IN THE FOREST
- TEACHING
- DRUM BEAT / HEART
- NEIGHBOURHOOD GREEN SPACES
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

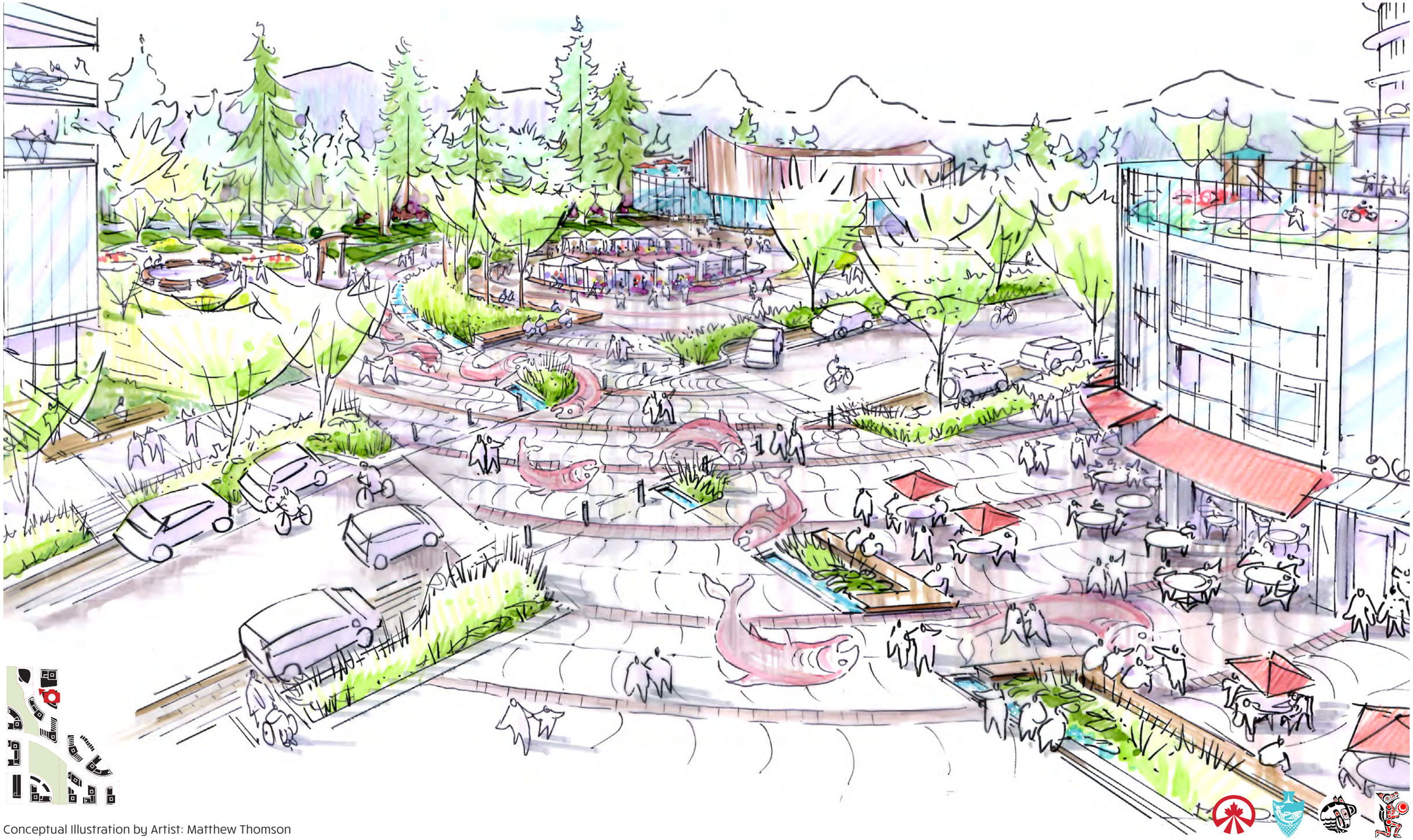
N

ft 0 60 120 180 240

m 0 20 40 60 80

DRUM BEAT / HEART: LOOKING NORTHWEST

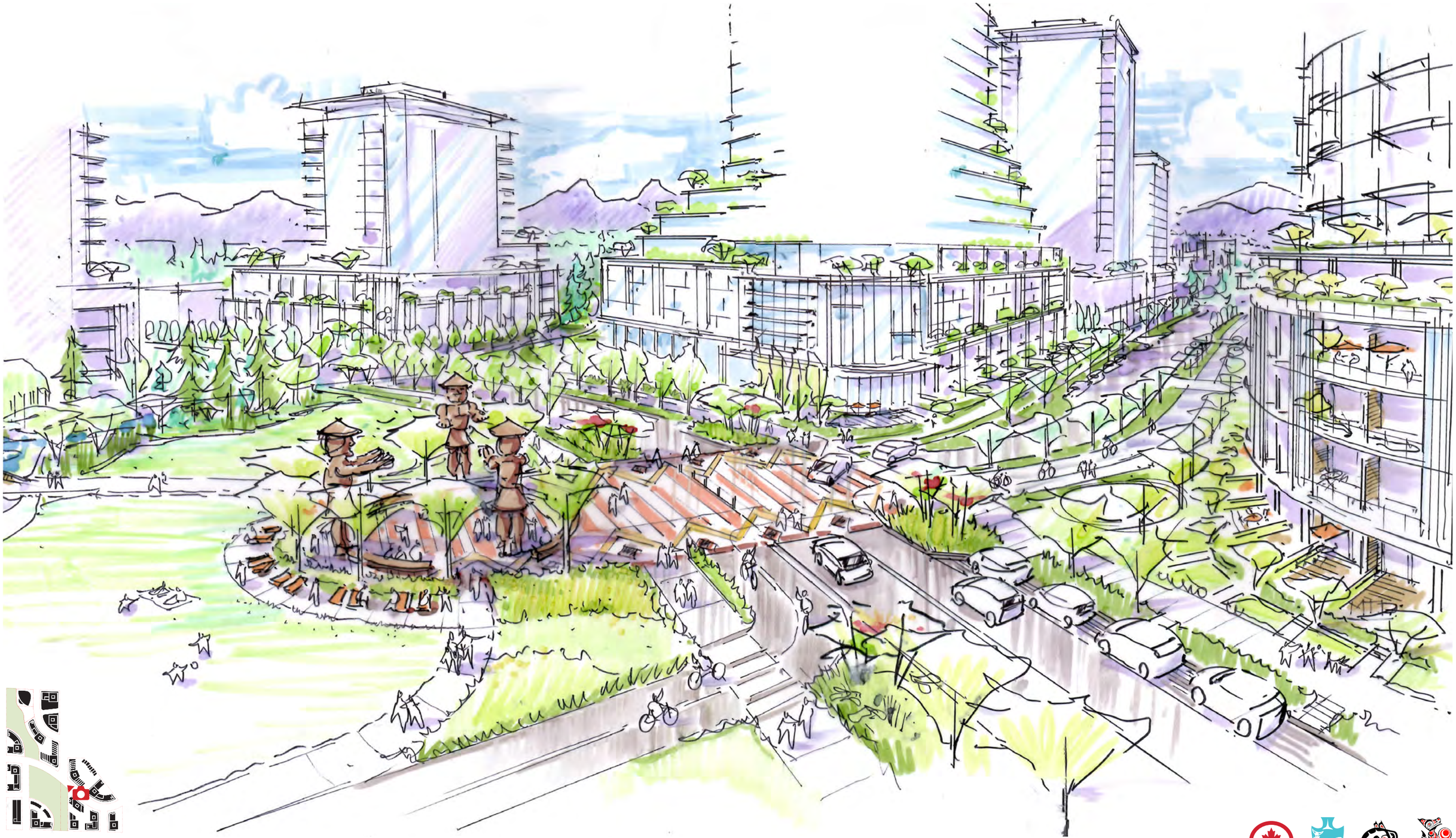
HEATHER LANDS



Conceptual Illustration by Artist: Matthew Thomson

MEETING POINT: LOOKING NORTHWEST

HEATHER LANDS



Conceptual Illustration by Artist: Matthew Thomson

HOMES IN THE VILLAGE: LOOKING NORTHWEST

HEATHER LANDS

Conceptual Illustration by Artist: Matthew Thomson

FOREST TRAIL & HOMES IN THE FOREST: LOOKING SOUTHWEST

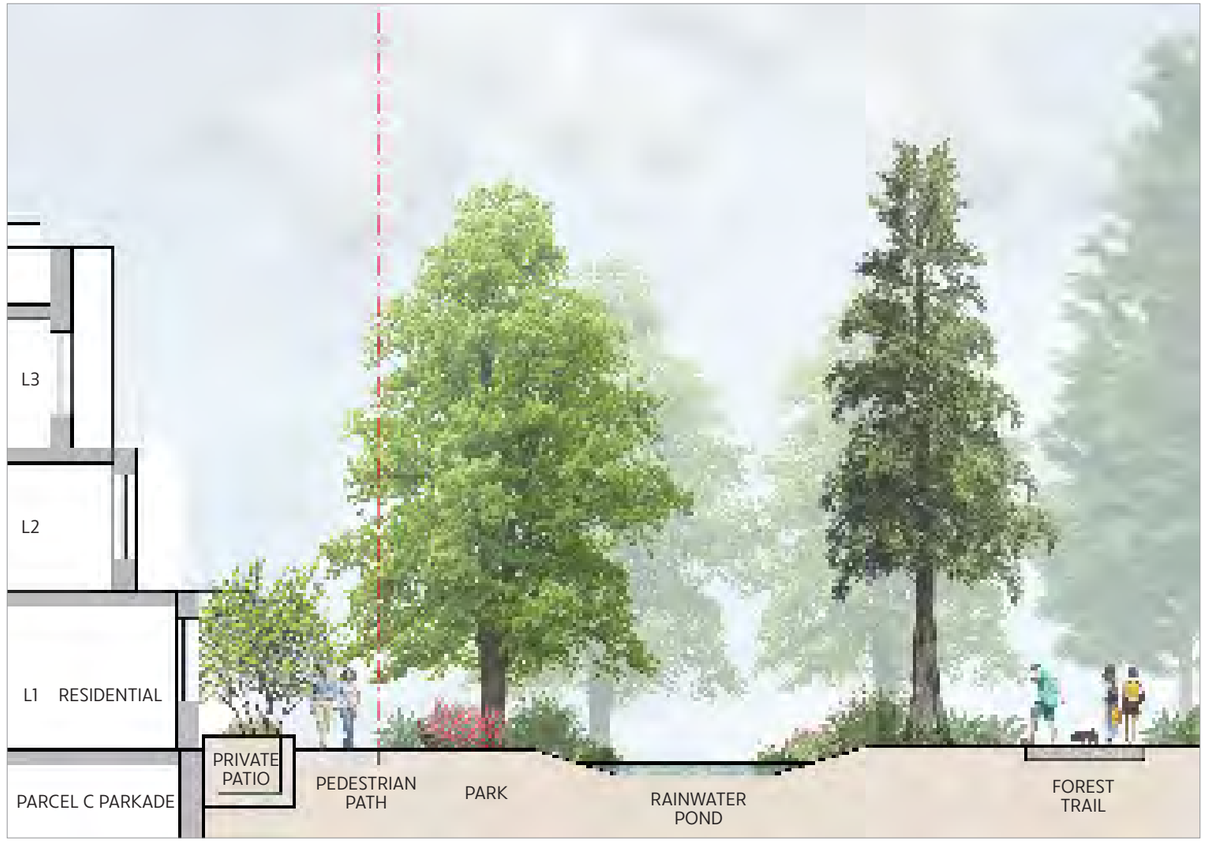
HEATHER LANDS

Conceptual Illustration by Artist: Matthew Thomson

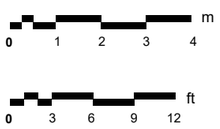
FOREST TRAIL AND HEATHER STREET RIGHT-OF-WAY SECTIONS

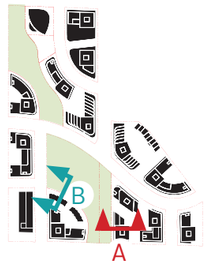
HEATHER LANDS

SECTION A, PARCEL B AT HEATHER STREET ROW, HOMES IN THE VILLAGE



SECTION B, PARCEL C AT PARK, HOMES IN THE FOREST





RESIDENTIAL COURTYARD SECTIONS

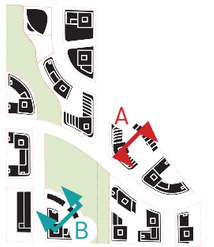
HEATHER LANDS

SECTION A, PARCEL F COURTYARD, HOMES IN THE VILLAGE

SECTION B, PARCEL C COURTYARD, HOMES IN THE FOREST

m
0 1 2 3 4

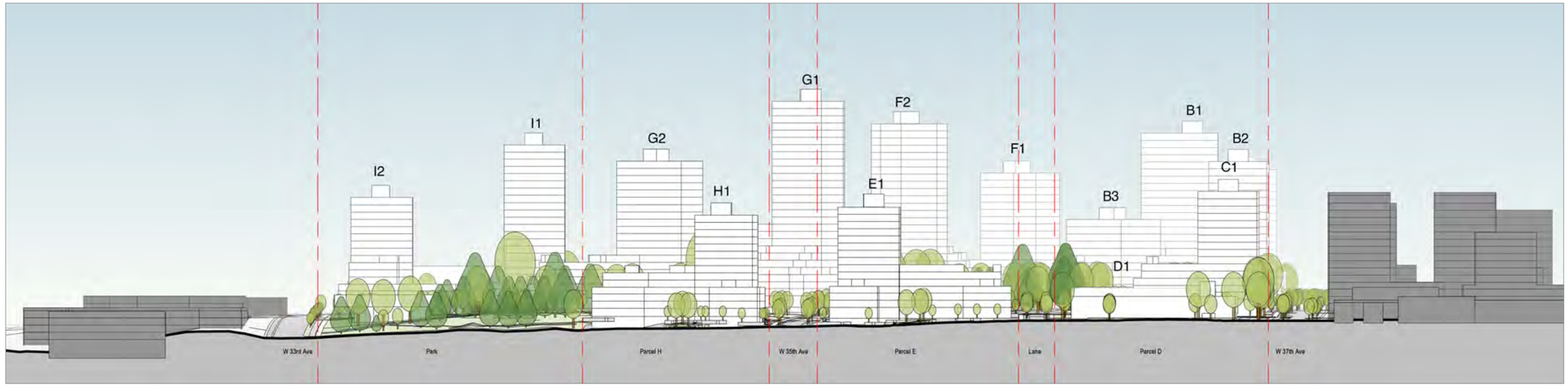
ft
0 3 6 9 12



SITE ELEVATIONS

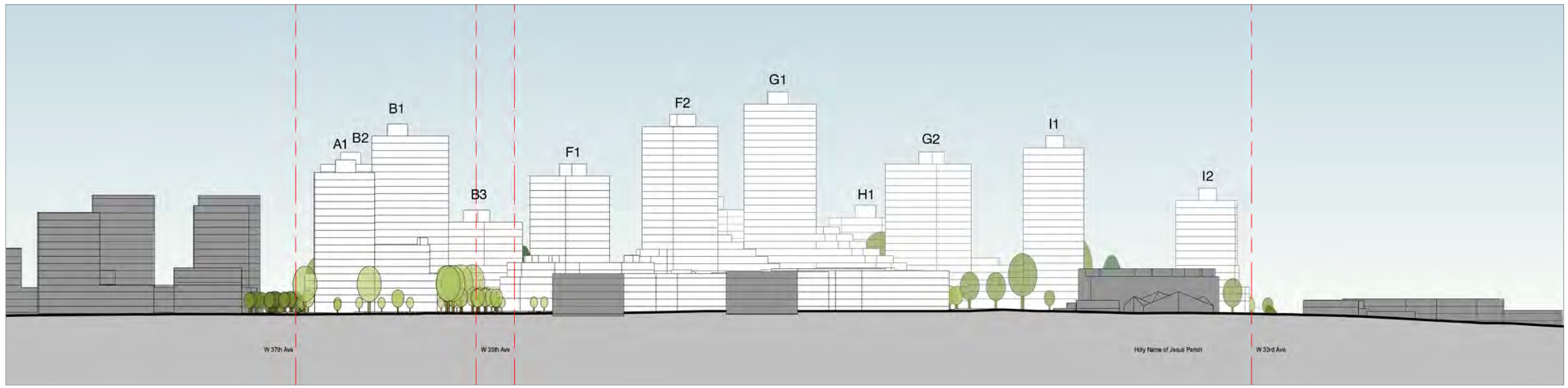
HEATHER LANDS

LANE WEST OF BAILLIE STREET, LOOKING EAST

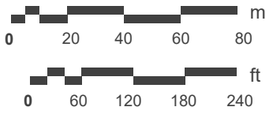


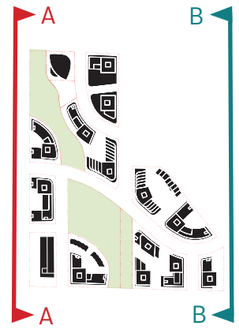
Elevation A-A

LANE EAST OF MANSON STREET, LOOKING WEST



Elevation B-B

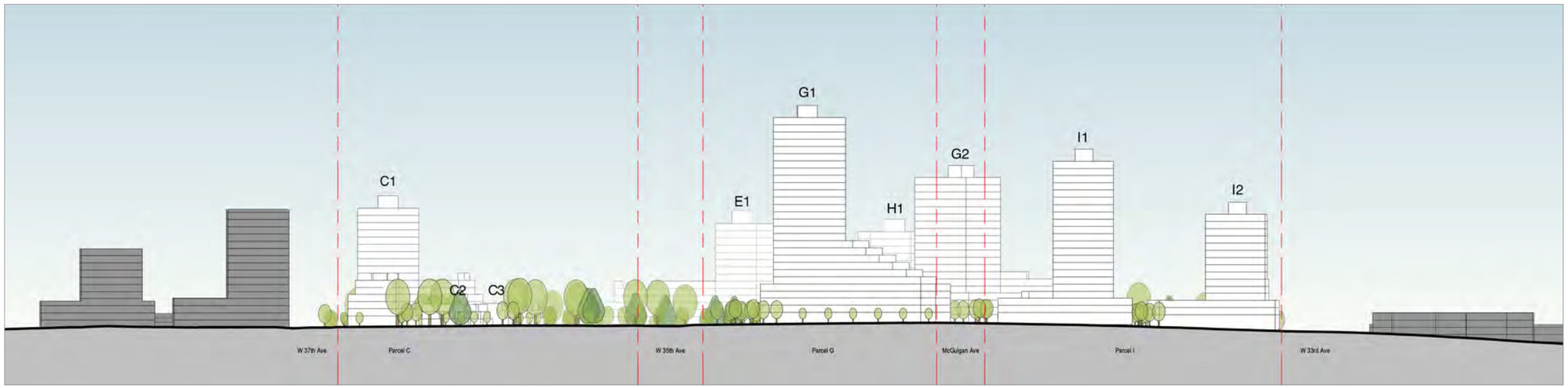




SITE ELEVATIONS

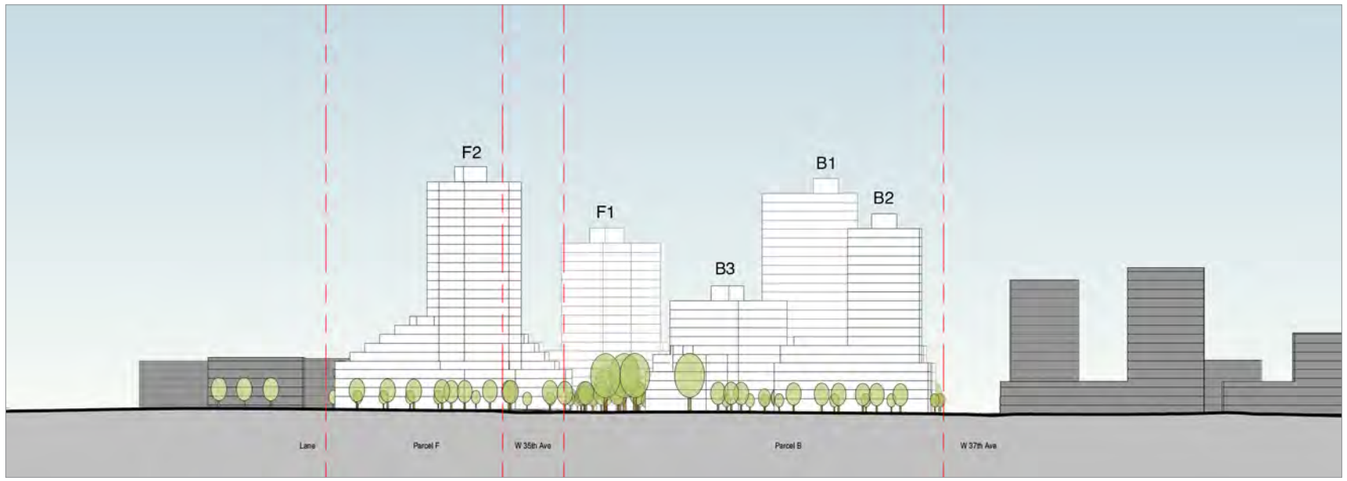
HEATHER LANDS

HEATHER STREET, LOOKING WEST

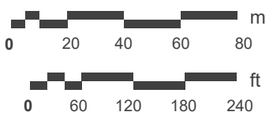


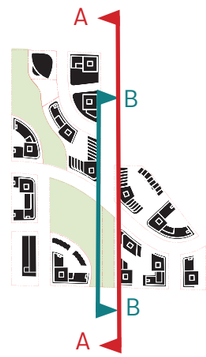
Elevation A-A

HEATHER STREET, LOOKING EAST



Elevation B-B

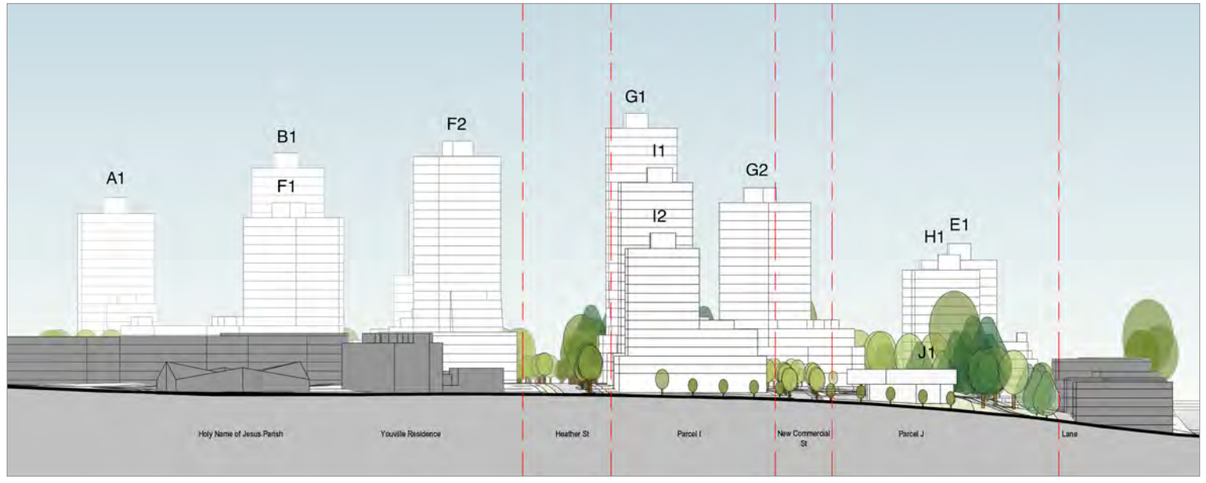




SITE ELEVATIONS & AERIAL VIEW: LOOKING NORTH

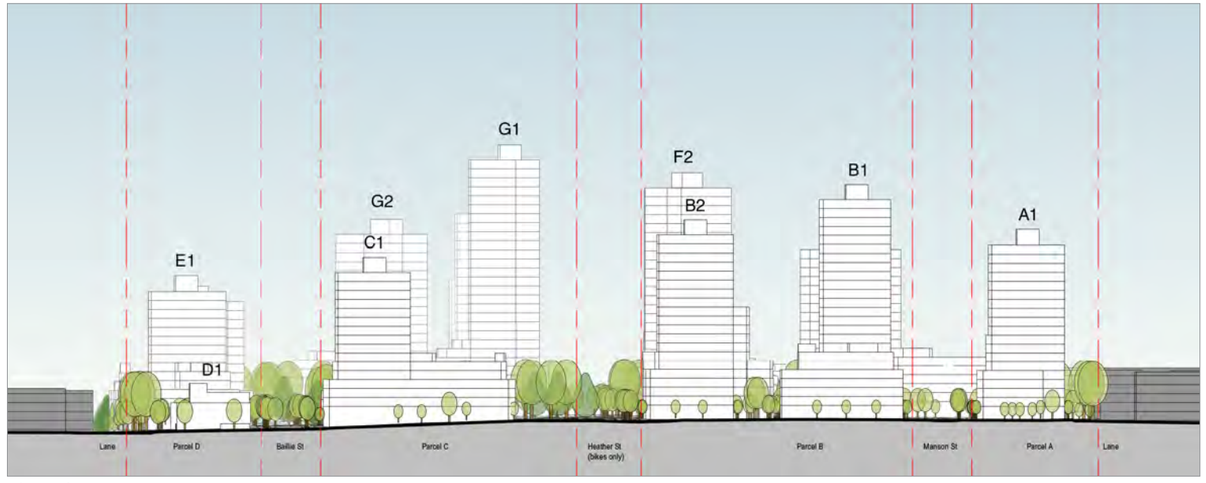
HEATHER LANDS

W37TH, LOOKING NORTH



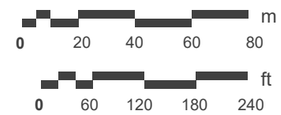
Elevation A-A

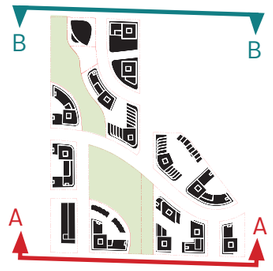
W33RD, LOOKING SOUTH



Elevation B-B

AERIAL, LOOKING NORTH FROM OAKRIDGE MUNICIPAL TOWN CENTRE

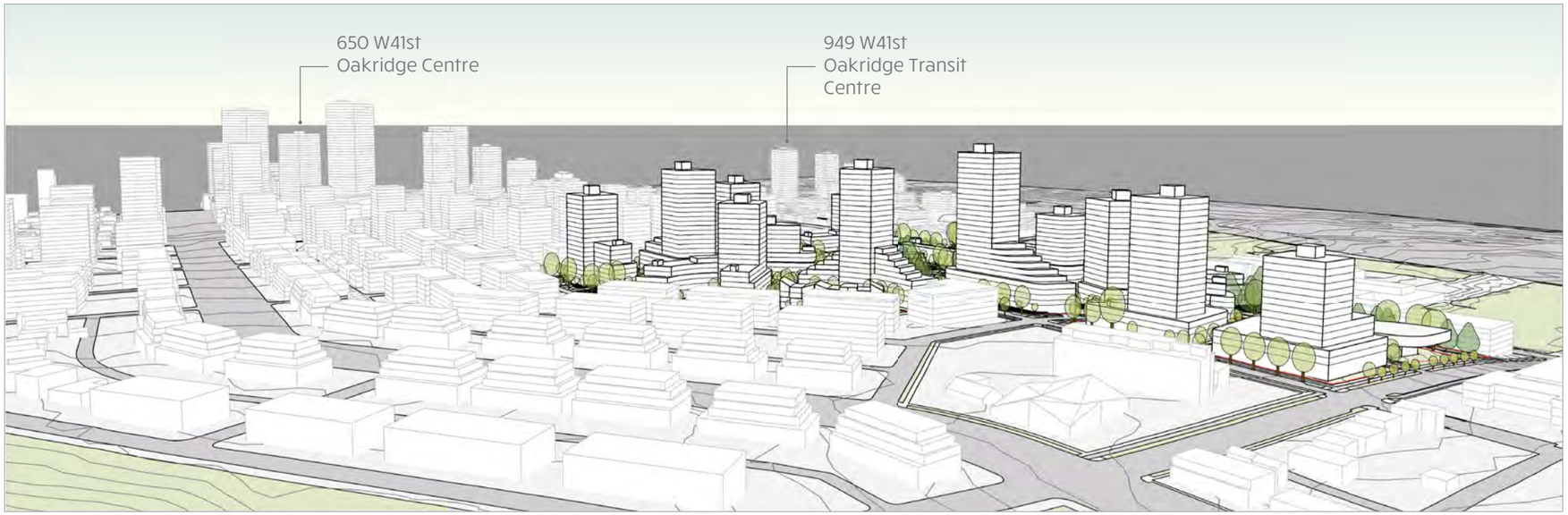




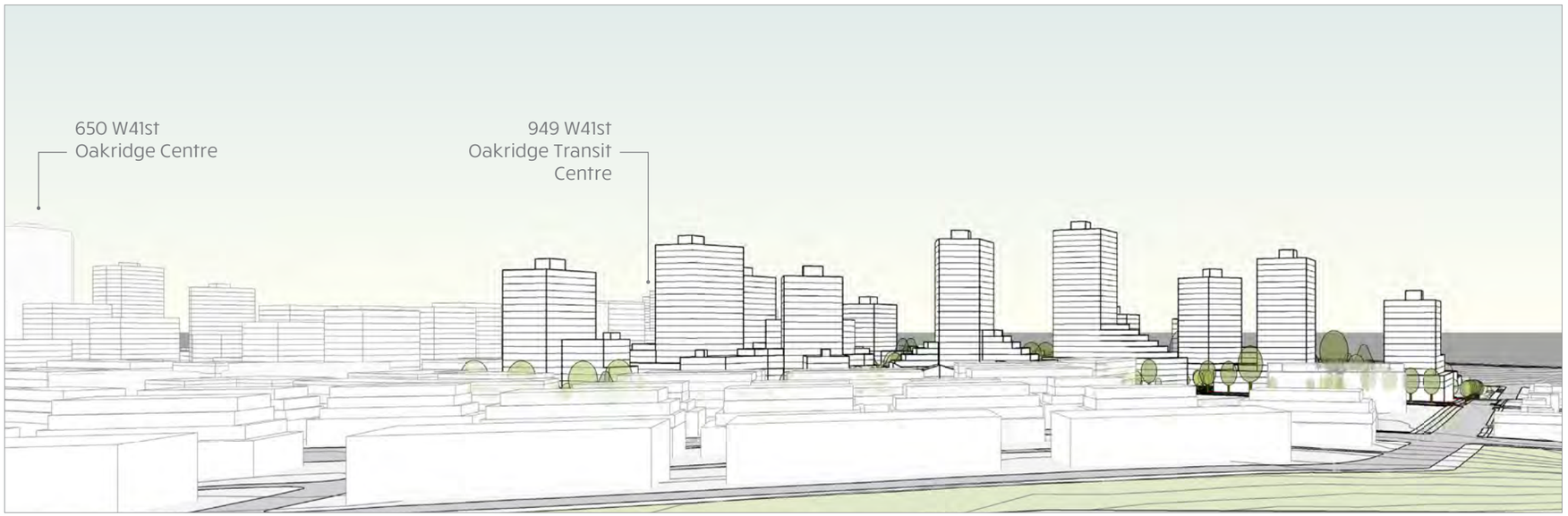
AERIAL VIEWS: LOOKING WEST

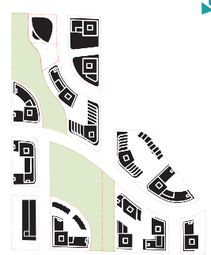
HEATHER LANDS

AERIAL VIEW, LOOKING WEST FROM BLOEDEL CONSERVATORY AT QUEEN ELIZABETH PARK



AERIAL, LOOKING WEST FROM W33RD & CAMBIE STREET

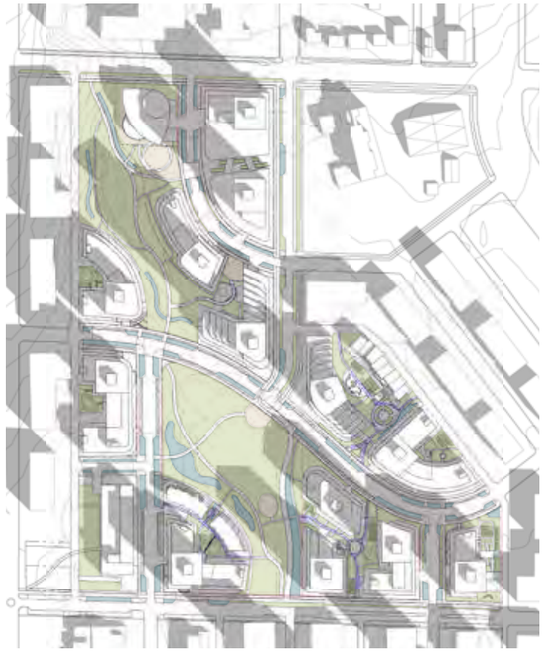




SHADOW STUDIES

HEATHER LANDS

SPRING EQUINOX - MARCH 19TH



10 am

12 pm

2 pm

4 pm

SUMMER SOLSTICE - JUNE 20TH

10 am

12 pm

2 pm

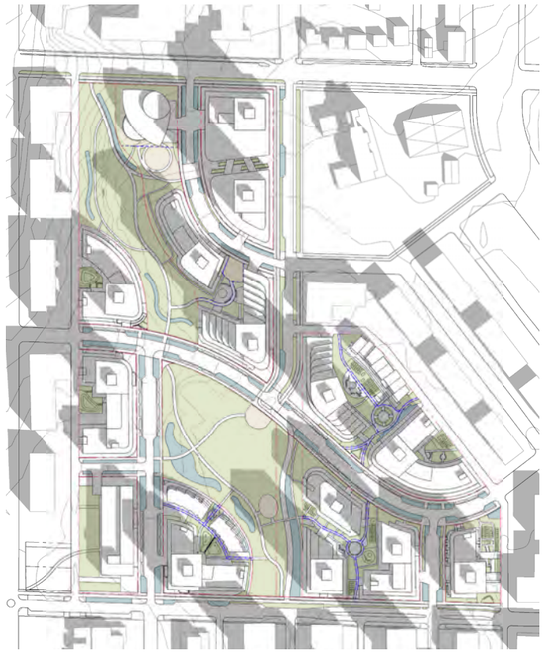
4 pm

N

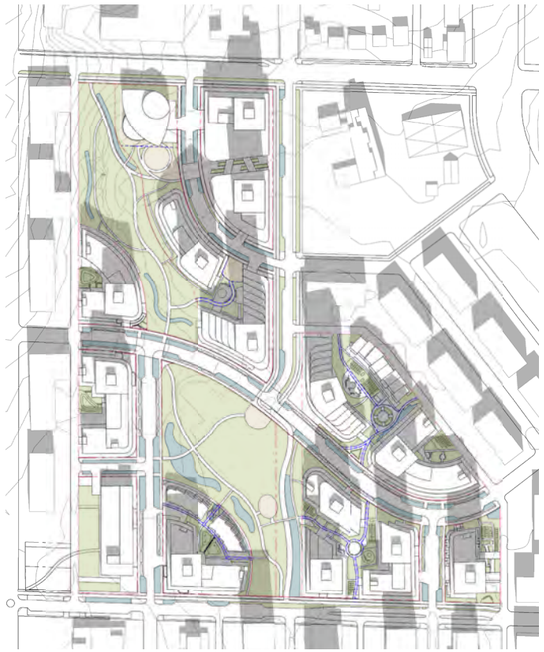
SHADOW STUDIES

HEATHER LANDS

FALL EQUINOX - SEPTEMBER 22ND



10 am



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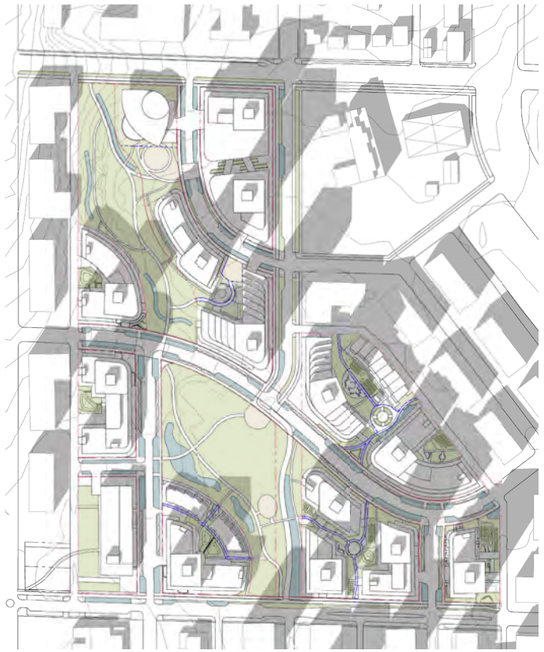
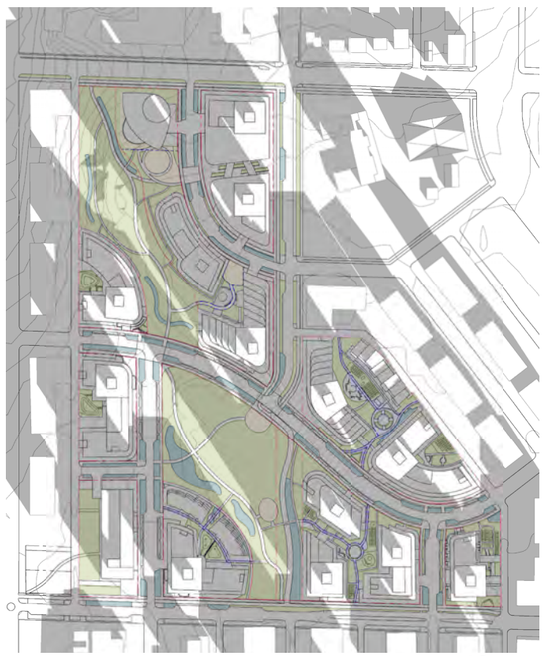


2 pm

4 pm

WINTER SOLSTICE - DECEMBER 21ST



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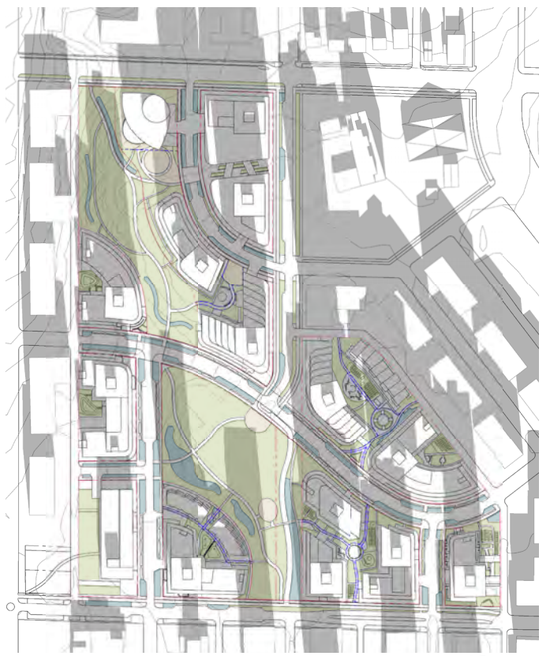

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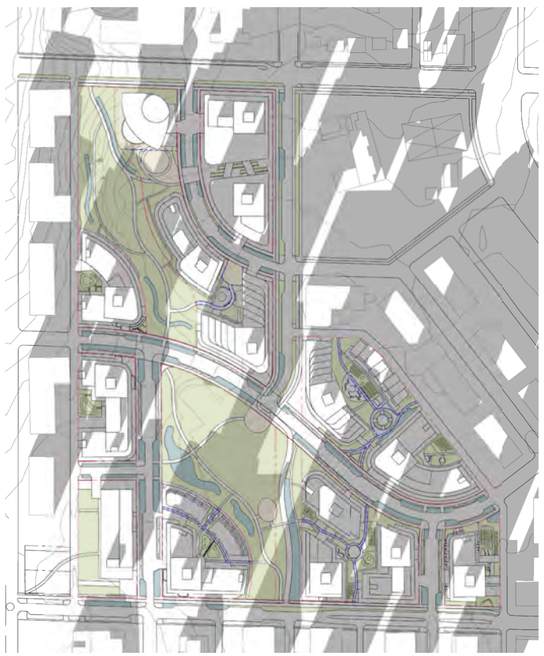

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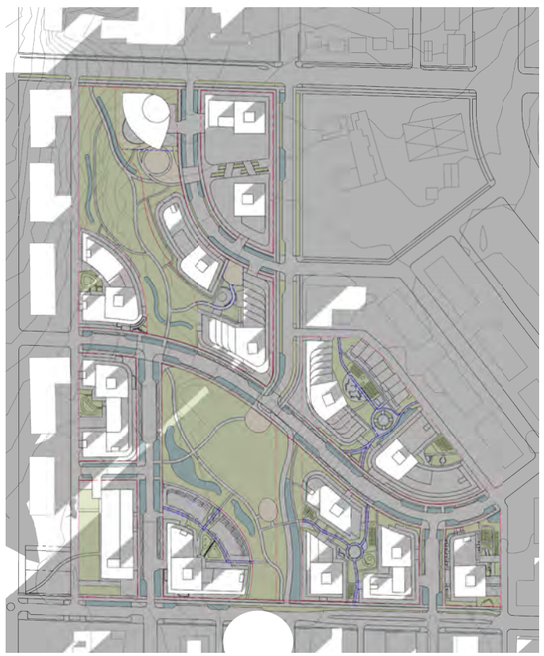


4 pm

N

PEDESTRIAN & BICYCLE ROUTES PLAN

HEATHER **LANDS**

A NETWORK OF ACCESSIBLE PATHS, SIDEWALKS, AND BIKE LANES WILL ENCOURAGE ACTIVE, HEALTHY LIFESTYLES WHILE REDUCING GREENHOUSE GAS EMISSIONS.

A defining feature of the neighbourhood is the Forest Trail which traverses the north-south axis of the development and provides a central element to the movement network. Other features include a pedestrian-only Retail Passage, publicly accessible paths through residential courtyards, the MST Cultural Centre Plaza, and pedestrian friendly sidewalks along green streets.

Heather Lands will welcome cyclists through separated bike lanes and streetscapes that prioritize pedestrians and cyclists over vehicles. Separated bike lanes proposed on W33rd Avenue, Heather Street, and W37th Avenue will seamlessly connect with existing bike lanes in the broader neighbourhood.

LEGEND

- DEV'T SIGNAL IMPROVEMENTS
- NEW SIGNAL, NOT PART OF DEV'T
- PEDESTRIAN PATHWAYS
- DEDICATED BIKE PATH
- TRAIL THROUGH THE FOREST
- RETAIL PASSAGE
- SRW
- BUILDING ENTRY
- X# PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

N

0 60 120 180 240 ft

0 20 40 60 80 m

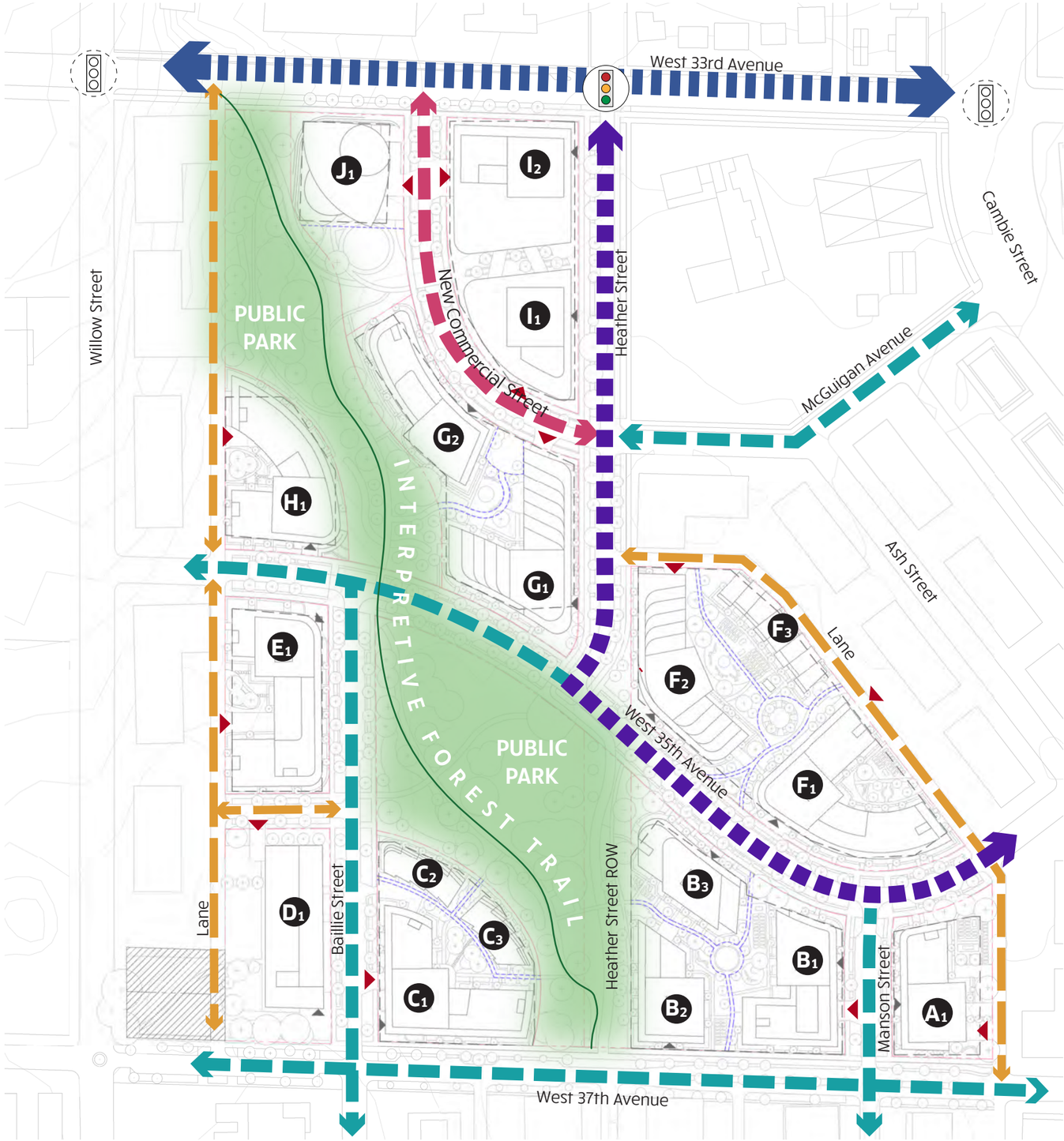
VEHICULAR NETWORK PLAN

HEATHER LANDS

HEATHER LANDS WILL BE A WALKABLE, CONNECTED NEIGHBOURHOOD WHERE PEOPLE CAN MOVE SEAMLESSLY THROUGH THE DEVELOPMENT.

The mobility network is composed of a diversity of street typologies that will contribute to the friendly, welcoming character of Heather Lands.

Heather Lands is well served by transit: it is within a ten-minute walk of the Oakridge – 41st Avenue Canada Line station, and frequent bus transit is a five-minute walk east to Cambie Street and west to Oak Street.



LEGEND

- DEV'T SIGNAL IMPROVEMENTS
- NEW SIGNAL, NOT PART OF DEV'T
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL RESIDENTIAL
- LOCAL COMMERCIAL
- LANE
- TRAIL THROUGH THE FOREST
- SRW
- PARKADE ENTRANCE
- BUILDING ENTRY
- X# PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED NOT PART OF HEATHER LANDS REZONING

N

ft: 0 60 120 180 240

m: 0 20 40 60 80

Vehicle Network Plan

HEATHER STREET RIGHT-OF WAY: LOOKING NORTH

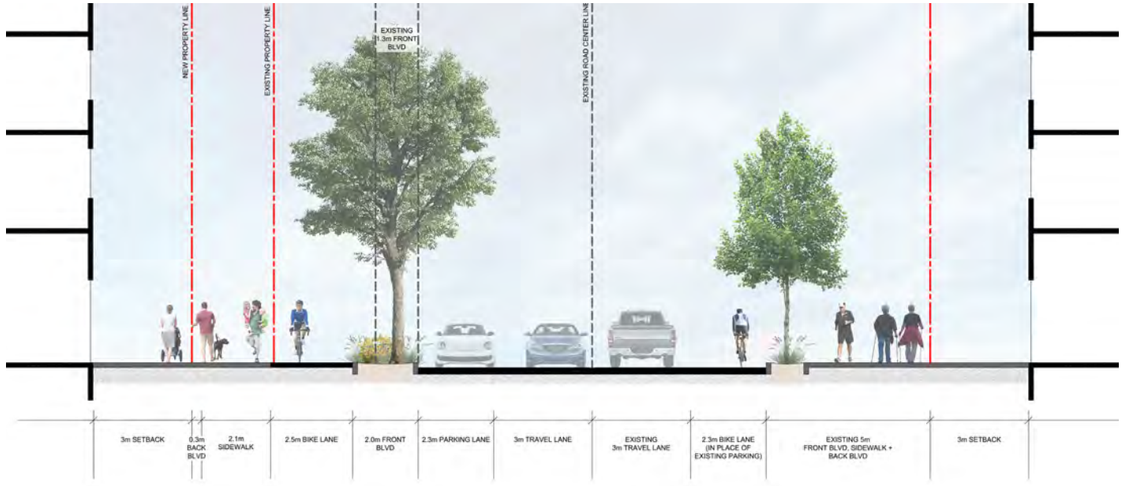
HEATHER **LANDS**

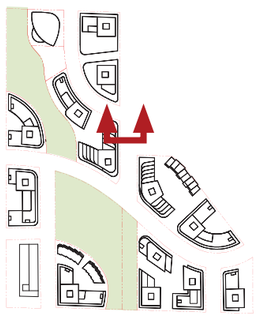
Conceptual Illustration by Artist: Matthew Thomson

STREET RIGHT-OF-WAYS

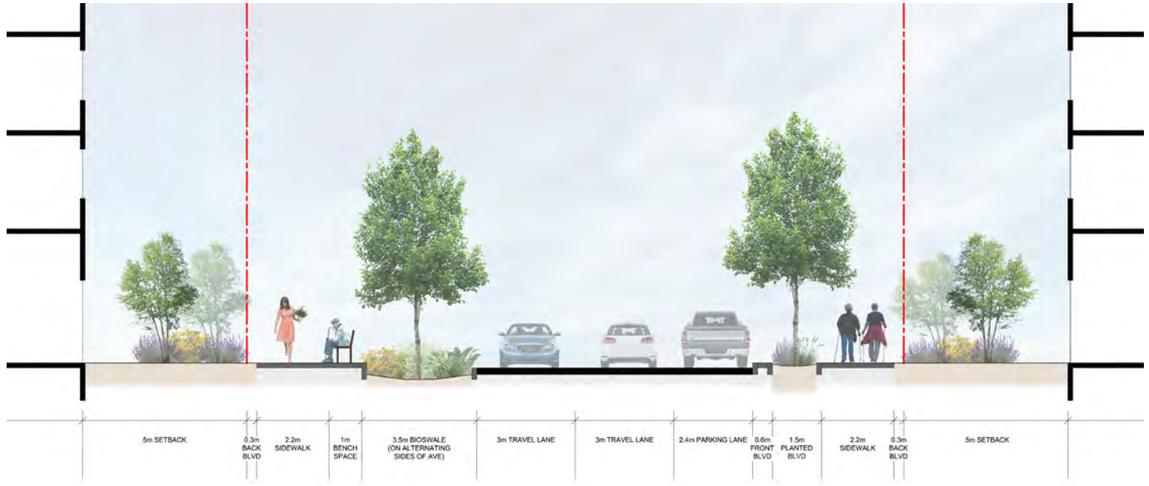
HEATHER LANDS

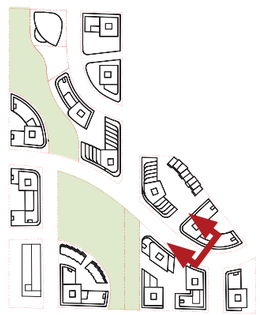
HEATHER STREET SECTION





W35TH AVENUE SECTION

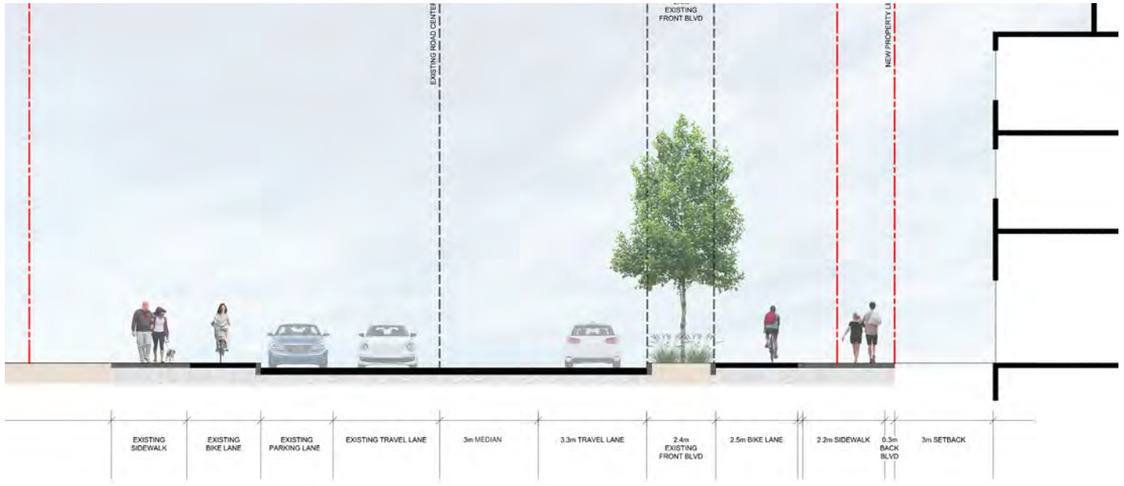


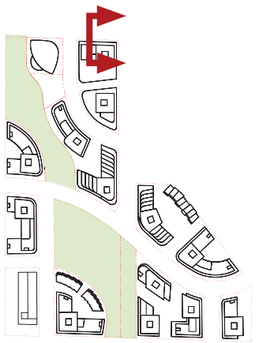


STREET RIGHT-OF-WAYS

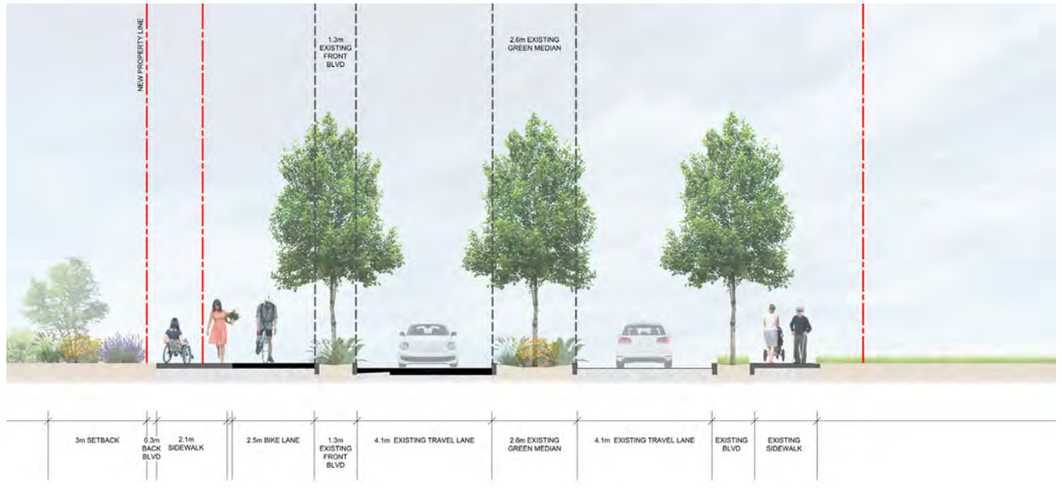
HEATHER LANDS

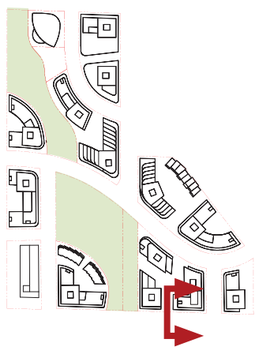
W33RD AVENUE SECTION





W37TH AVENUE SECTION (WEST OF BAILLIE STREET)





PROJECT PHASING

HEATHER LANDS

CONSTRUCTION IS PLANNED IN 5 PHASES AND PHASE 'X'. PHASE 'X' IS BEING DEVELOPED BY THE CONSEIL SCOLAIRE FRANCOPHONE.

Phasing of parcels is as follow:

- **Phase 1**: Parcels A and F
- **Phase 2**: Parcels B, C and Park (South of W35th Ave.)
- **Phase 3:** Parcels E and H
- **Phase 4**: Parcels G, J and Park (North of W35th Ave.)
- **Phase 5**: Parcel I
- **Phase X**: Parcel D

LEGEND

- FIRST ENACTMENT
- SECOND ENACTMENT
- NEW PROPERTY LINES
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE X
- EXISTING BUILDING ON SITE
- X# PARCEL + BUILDING IDENTIFICATION
- CSF OWNED NOT PART OF HEATHER LANDS REZONING

N

0 60 120 180 240 ft

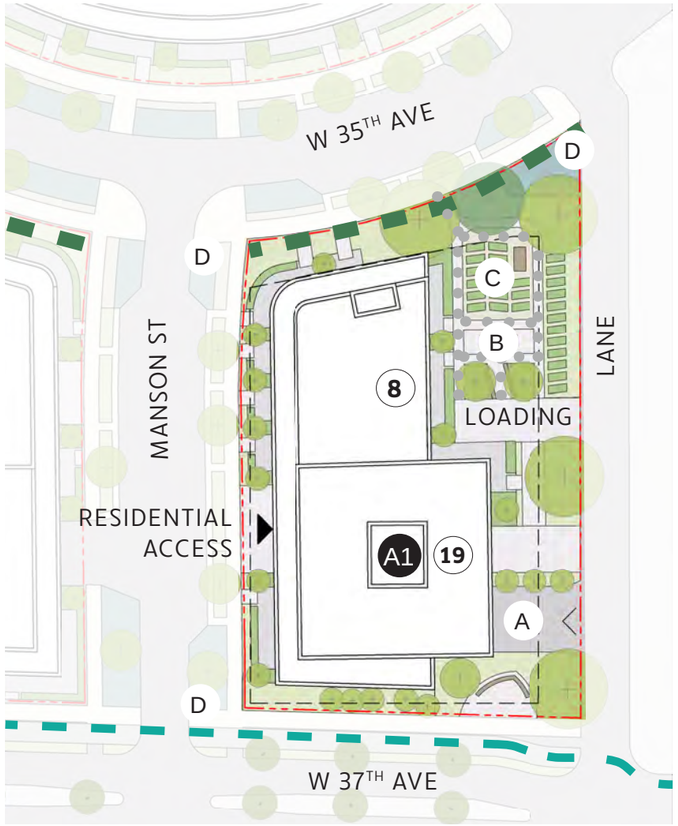
0 20 40 60 80 m

Phasing Plan

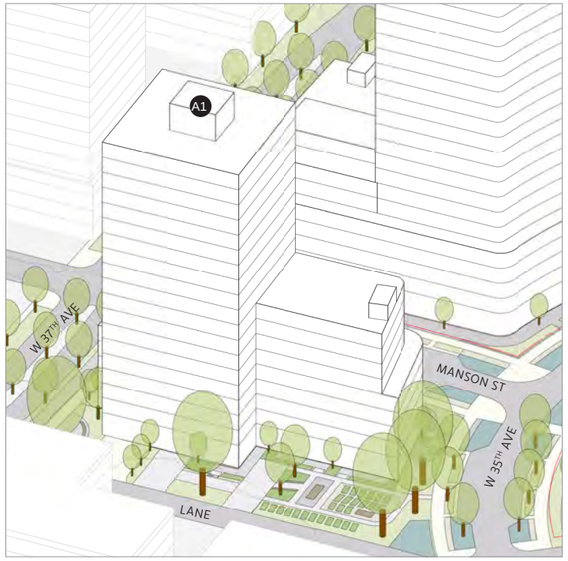
PARCEL A: RESIDENTIAL (SOCIAL HOUSING)

HEATHER LANDS

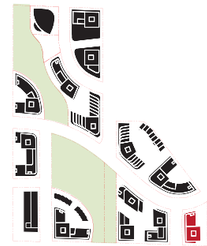
Site Plan



Looking SW



Looking NE



USE	AREA	
	m²	SF
SOCIAL	15,305	164,739
AMENITY	369	3,973
TOTAL	15,674	168,712

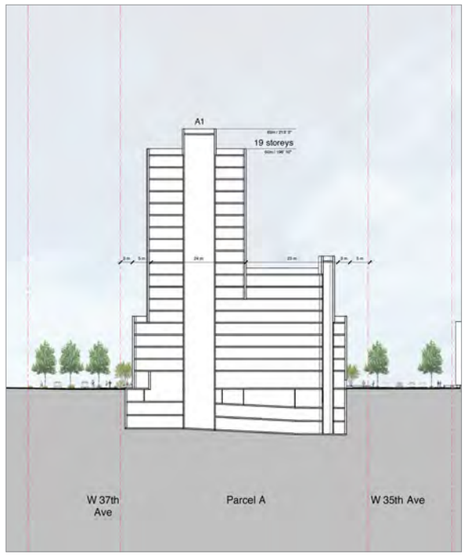
LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- # BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C COMMUNITY GARDEN
- D RAINGARDEN/ BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

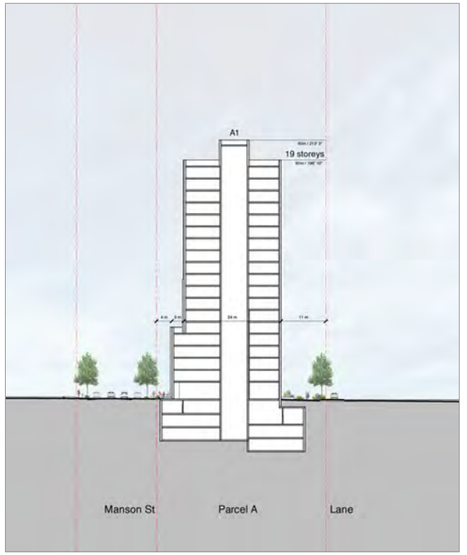
N

ft 0 30 60 90 120

m 0 10 20 30 40



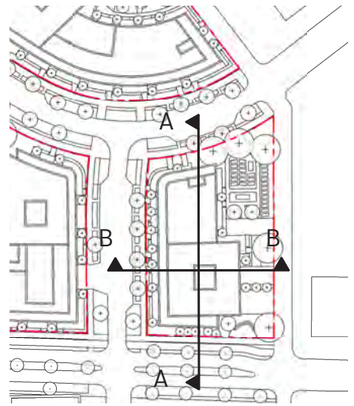
Section A-A



Section B-B

ft 0 30 60 90 120

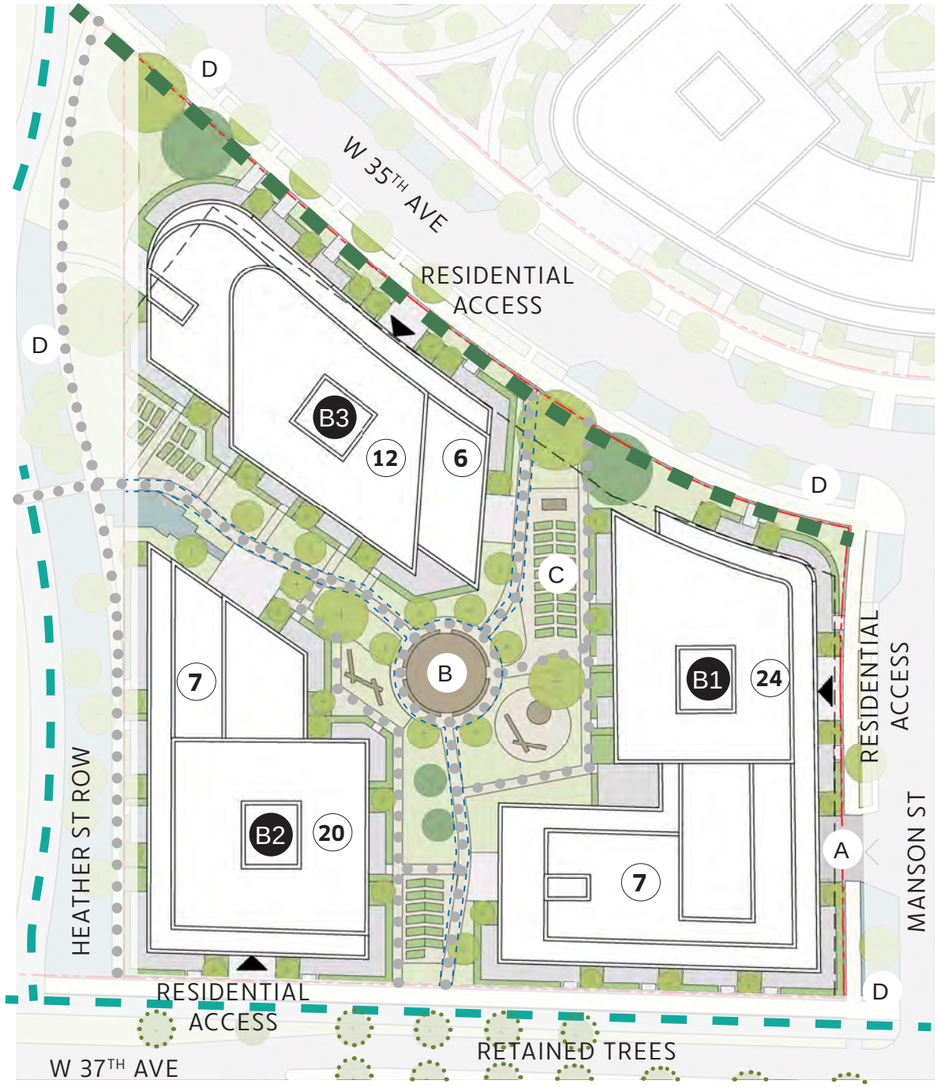
m 0 10 20 30 40



PARCEL B: RESIDENTIAL (MARKET AND RENTAL HOUSING)

HEATHER LANDS

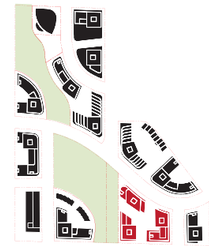
Site Plan

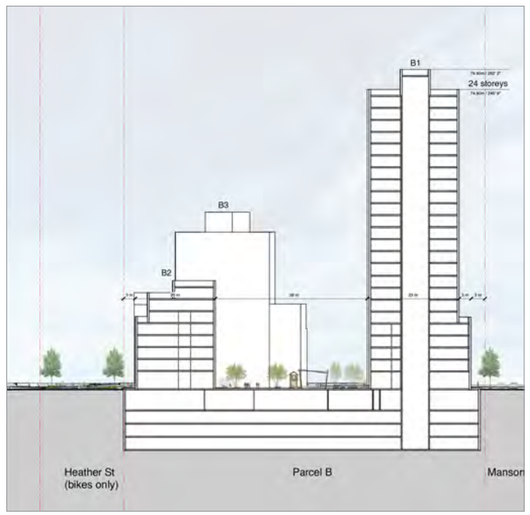


Looking N

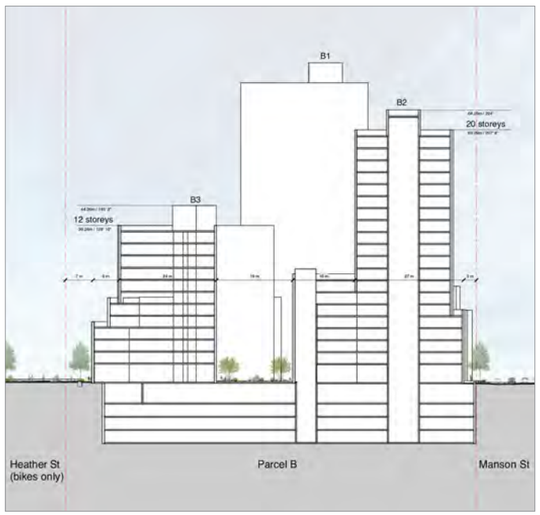
BLDG	MARKET		RENTAL		MIR (RENTAL)	
	m²	SF	m²	SF	m²	SF
B1			15,469	166,506	5,156	55,502
B2	15,248	164,129				
B3			7,656	82,409	2,552	27,470
TOTAL	15,248	164,129	23,125	248,916	7,708	82,972

BLDG	RESIDENTIAL SUB-TOTAL		AMENITY		TOTAL AREA	
	m²	SF	m²	SF	m²	SF
B1	20,625	222,008	186	2,000	20,811	224,008
B2	15,248	164,129	93	1,000	15,341	165,129
B3	10,208	109,879			10,208	109,879





Section A-A



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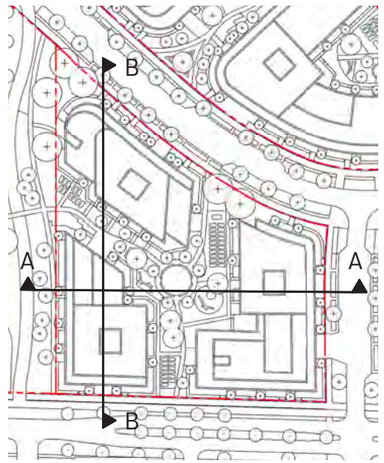


LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- (#) BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C COMMUNITY GARDEN
- D RAINGARDEN/ BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

N

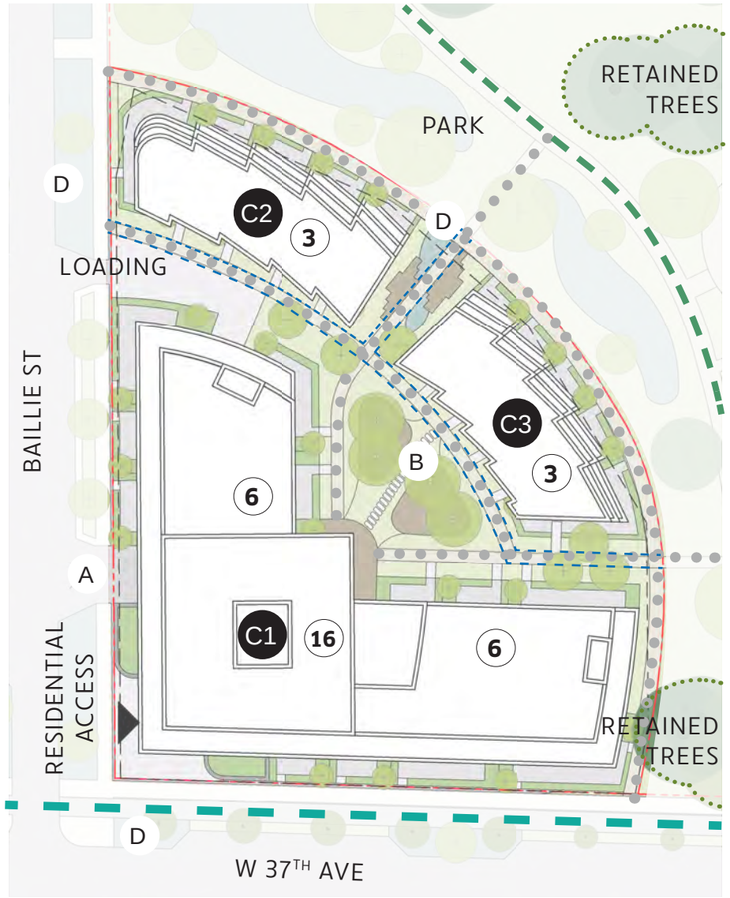
0 30 60 90 120 ft

0 10 20 30 40 m

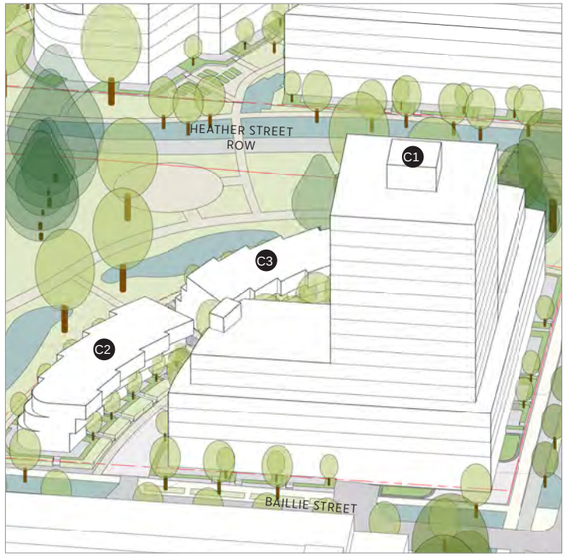
PARCEL C: RESIDENTIAL (MARKET HOUSING)

HEATHER LANDS

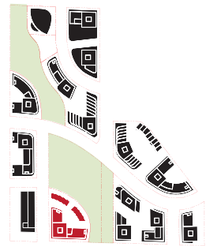
Site Plan



Looking E



Looking SW



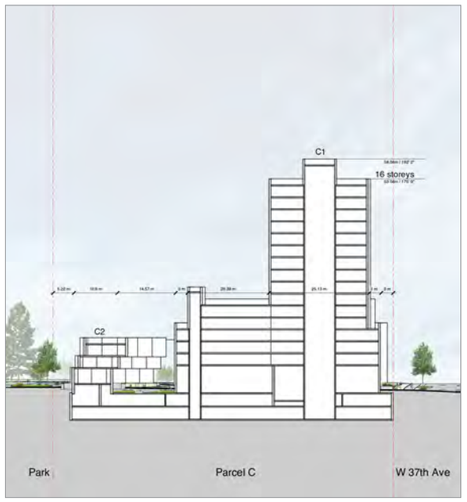
LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- # BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C COMMUNITY GARDEN
- D RAINGARDEN/ BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

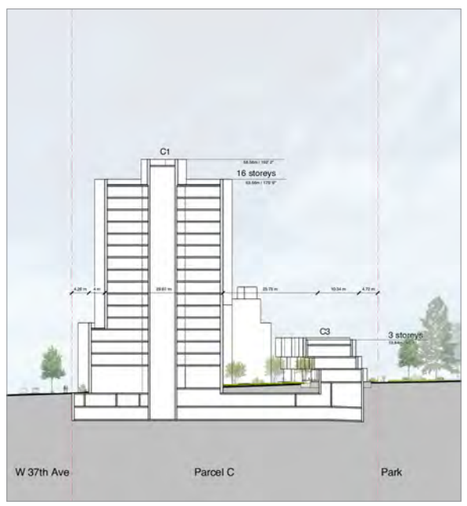
N

0 30 60 90 120 ft

0 10 20 30 40 m



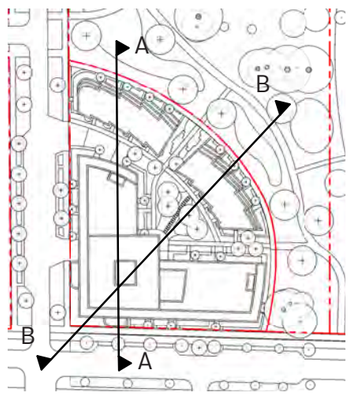
Section A-A



Section B-B

0 30 60 90 120 ft

0 10 20 30 40 m

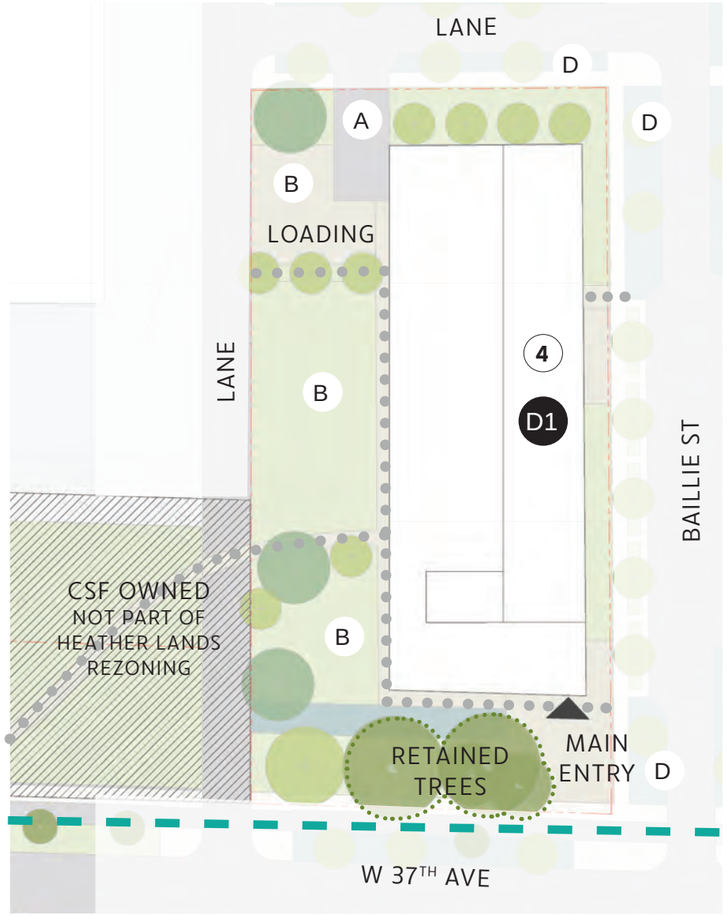


BLDG	MARKET		AMENITY		TOTAL	
	m²	SF	m²	SF	m²	SF
C1	16,705	179,809	93	1,000	16,798	180,809
C2	1,065	11,463			1,065	11,463
C3	946	10,192			946	10,192
TOTAL	18,717	201,469	93	1,000	18,809	202,464

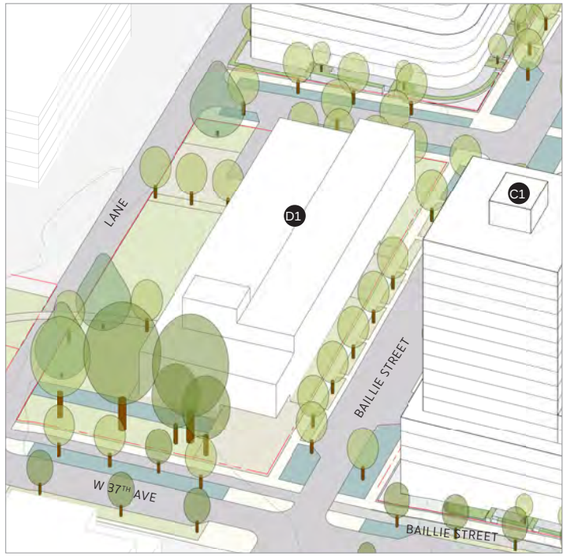
PARCEL D: ÉCOLE FRANCOPHONE & 62-SPACE CSF CHILDCARE CENTRE

HEATHER LANDS

Site Plan



Looking NW



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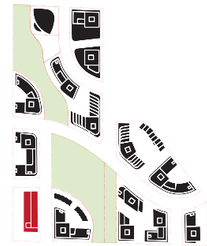


USE	AREA	
	m²	SF
EDUCATION	3,225	34,714
CHILDCARE	1,475	15,876
TOTAL	4,700	50,590

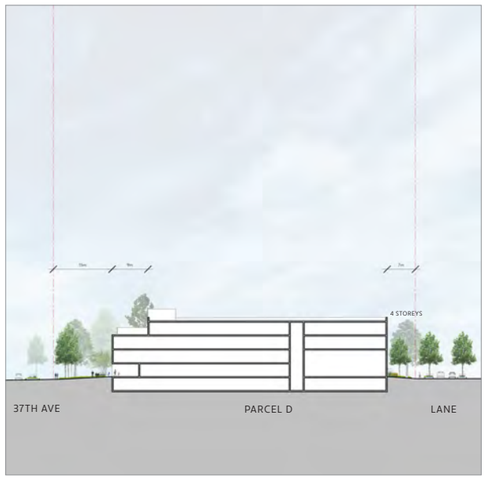
LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- # BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C COMMUNITY GARDEN
- D RAINGARDEN/ BIOSWALE
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- BUILDING ENTRY

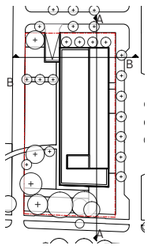
N

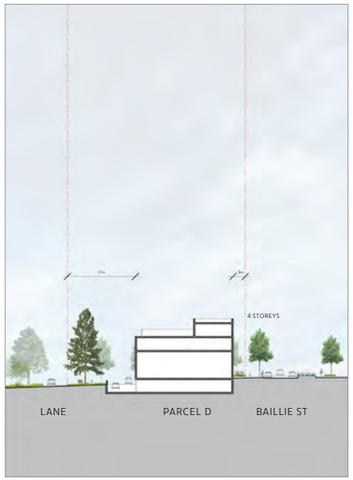
0 30 60 90 120 ft

0 10 20 30 40 m



Section A-A

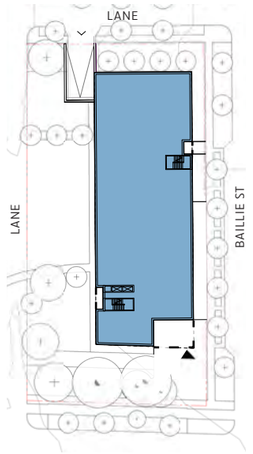




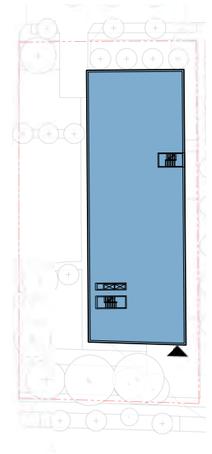
Section B-B

0 30 60 90 120 ft

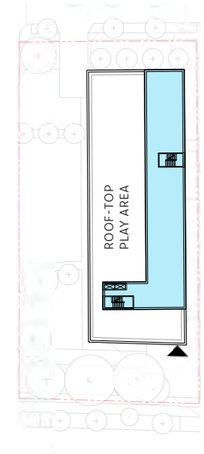
0 10 20 30 40 m



Level 1



Level 2 and 3



Level 4

LEGEND

- PROPERTY LINE
- EDUCATION
- CHILDCARE

0 10 20 30 40 m

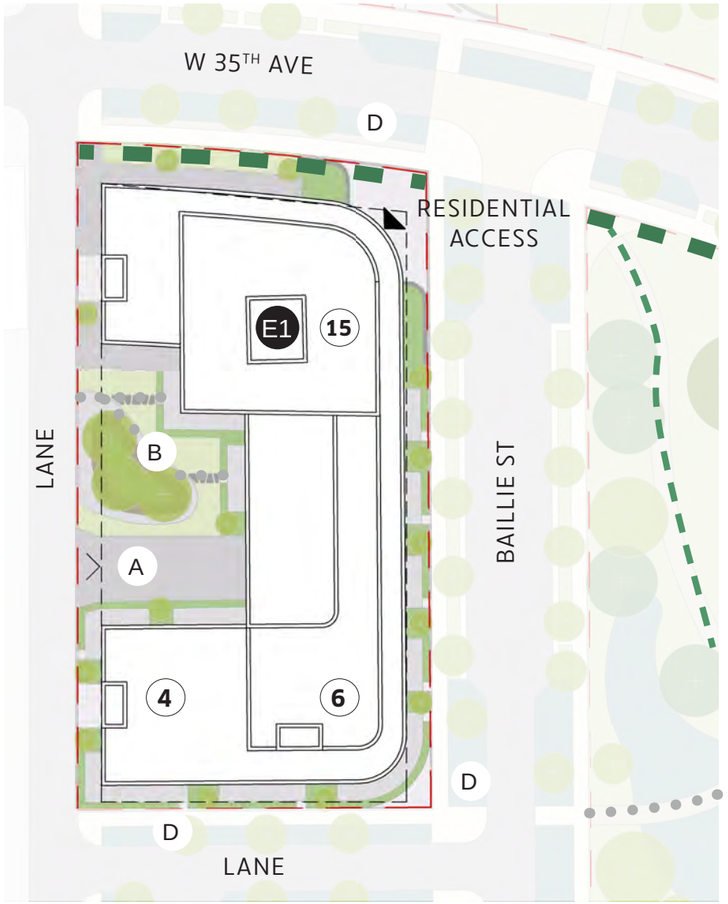
0 30 60 90 120 ft

N

PARCEL E: RESIDENTIAL (SOCIAL HOUSING)

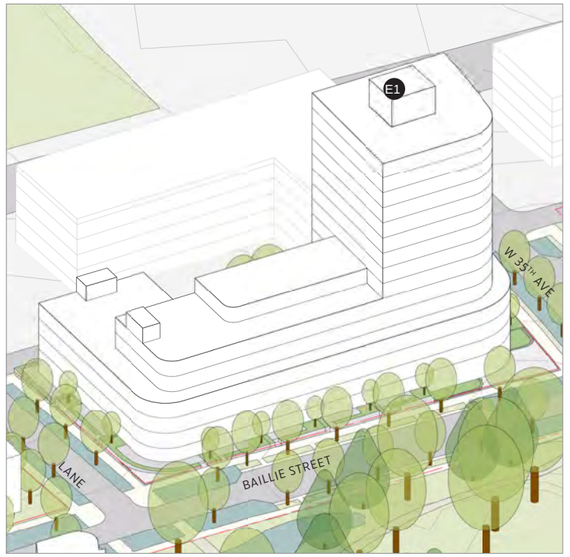
HEATHER LANDS

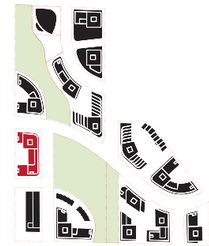
Site Plan



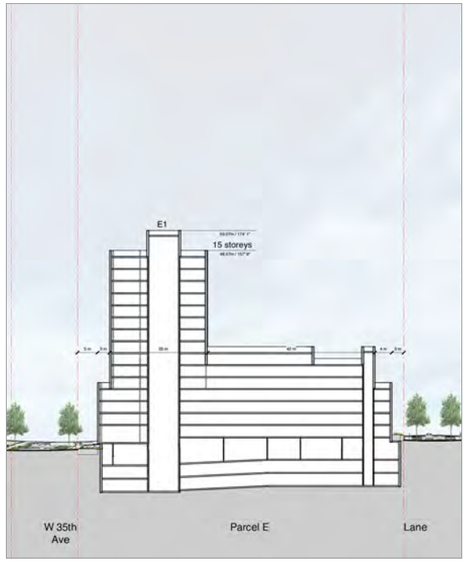
Looking SE

Looking NW

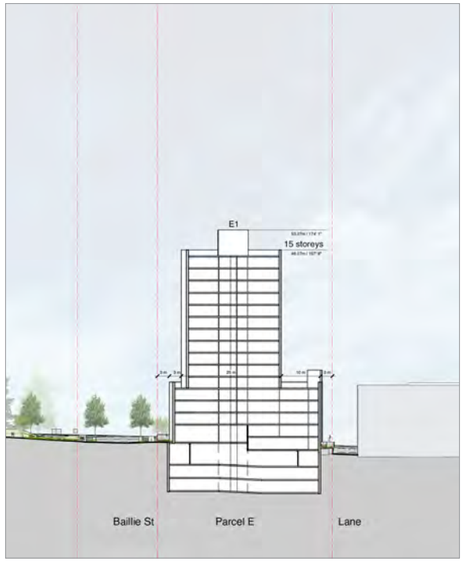




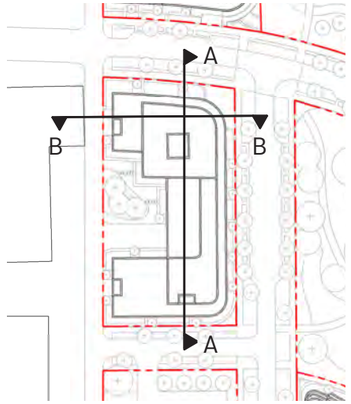
USE	AREA	
	m²	SF
SOCIAL	17,023	183,233
AMENITY	307	3,300
TOTAL	17,330	186,533



Section A-A



Section B-B



LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- # BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C COMMUNITY GARDEN
- D RAINGARDEN/ BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

N

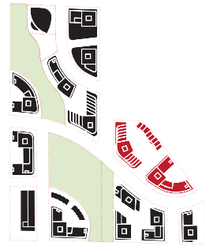
0 30 60 90 120 ft

0 10 20 30 40 m

PARCEL F: RESIDENTIAL (MARKET AND RENTAL HOUSING)

HEATHER LANDS

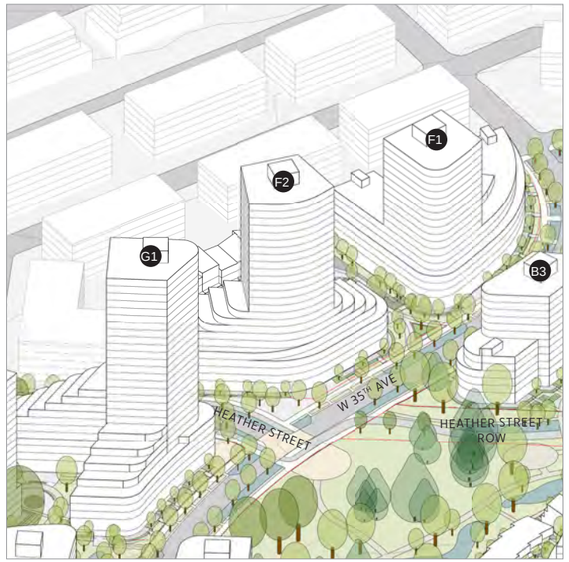
Site Plan



LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- (#) BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C COMMUNITY GARDEN
- D RAINGARDEN/ BIOSWALE
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

Looking SE



Looking SW

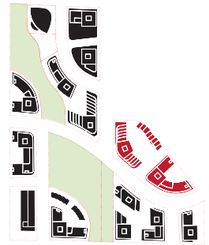
N

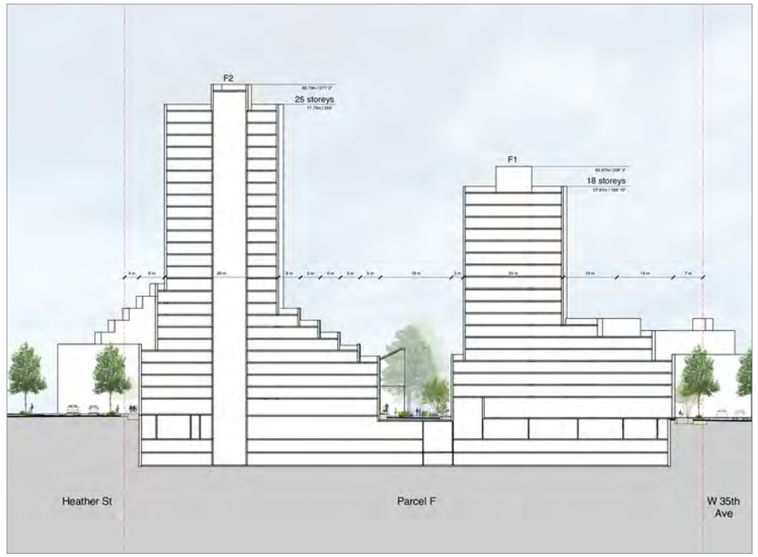
0 30 60 90 120 ft

0 10 20 30 40 m

PARCEL F: RESIDENTIAL (MARKET AND RENTAL HOUSING)

HEATHER LANDS





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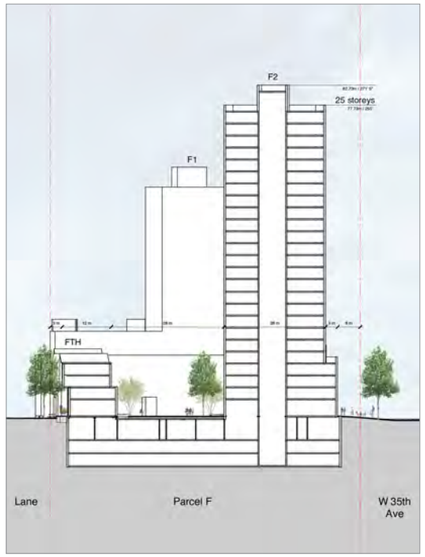

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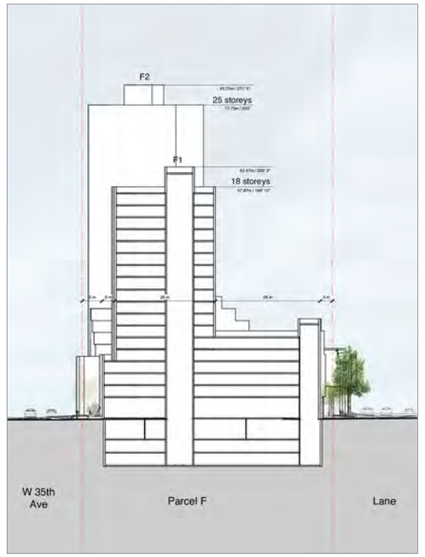
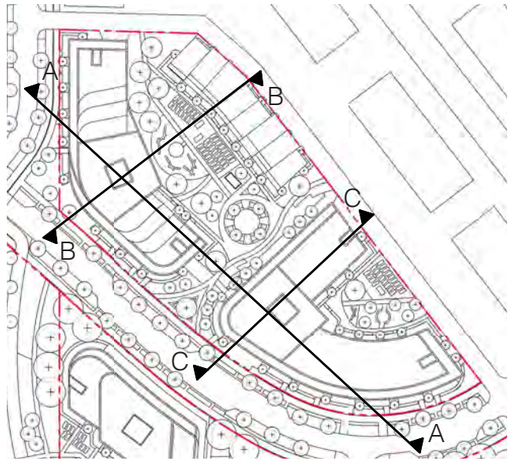


Section C-C

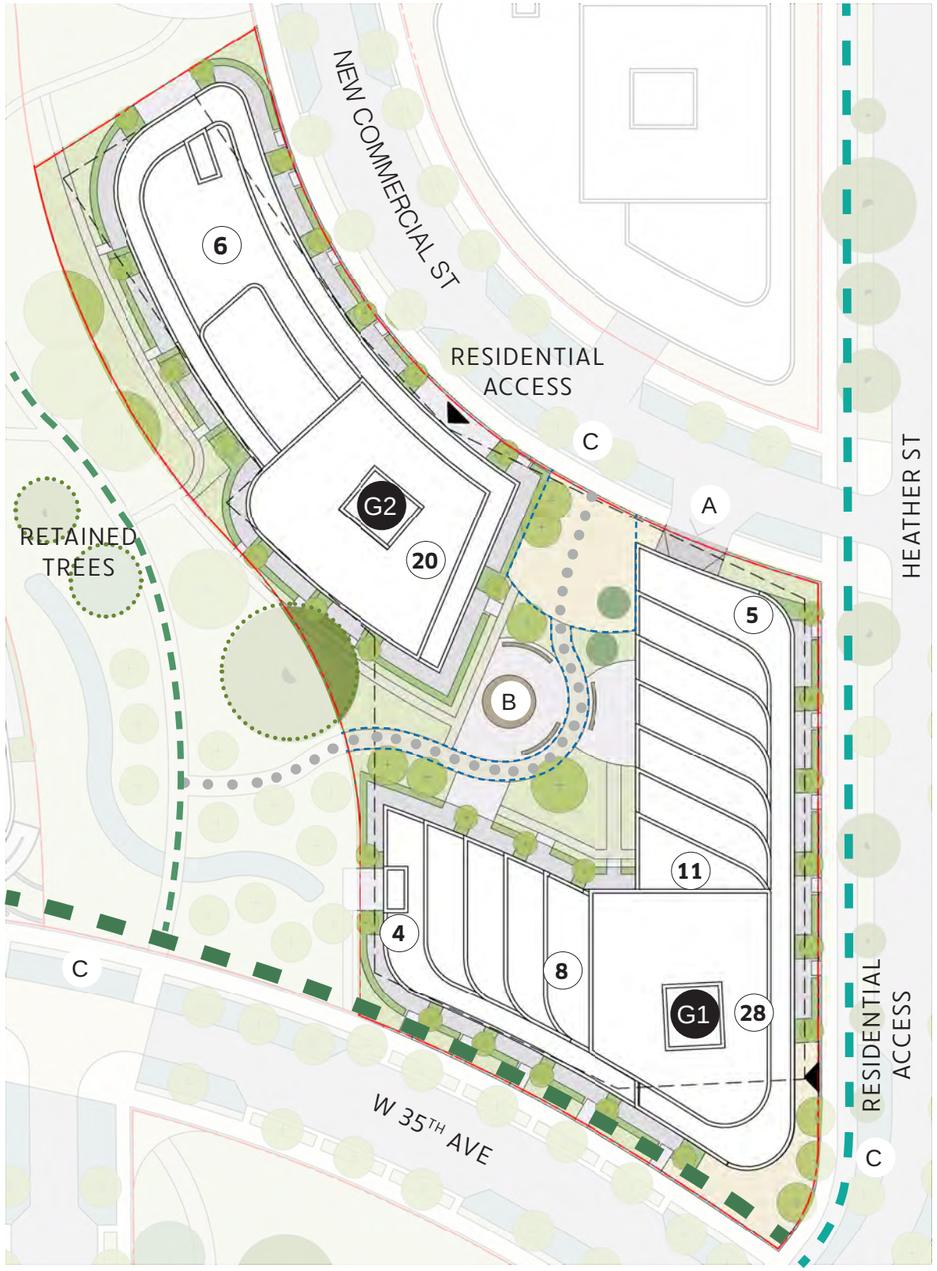


BLDG	MARKET		RENTAL		MIR (RENTAL)	
	m²	SF	m²	SF	m²	SF
F1	20,028	215,582				
F2	22,763	245,023				
F3			2,033	21,878	678	7,293
TOTAL	42,792	460,606	2,033	21,878	678	7,293

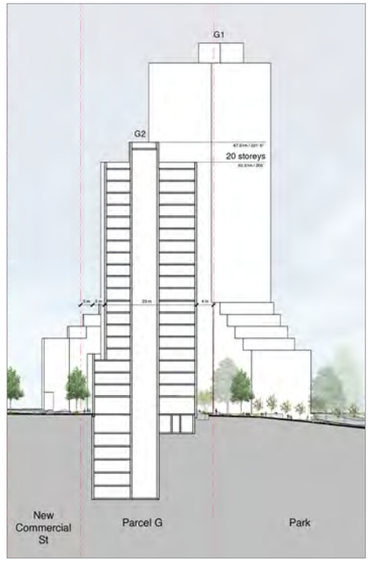
BLDG	RESIDENTIAL SUB-TOTAL		AMENITY		TOTAL AREA	
	m²	SF	m²	SF	m²	SF
F1	20,028	215,582	93	1,000	20,121	216,582
F2	22,763	245,023			22,763	245,023
F3	2,711	29,171			2,711	29,171

PARCEL G: RESIDENTIAL (MARKET HOUSING)

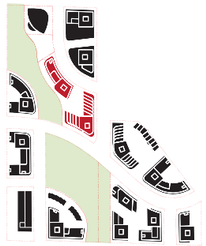
Site Plan



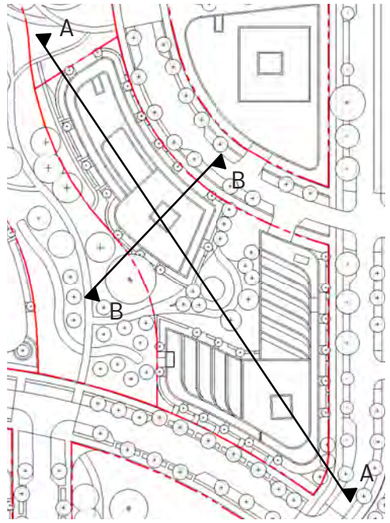
Looking SW

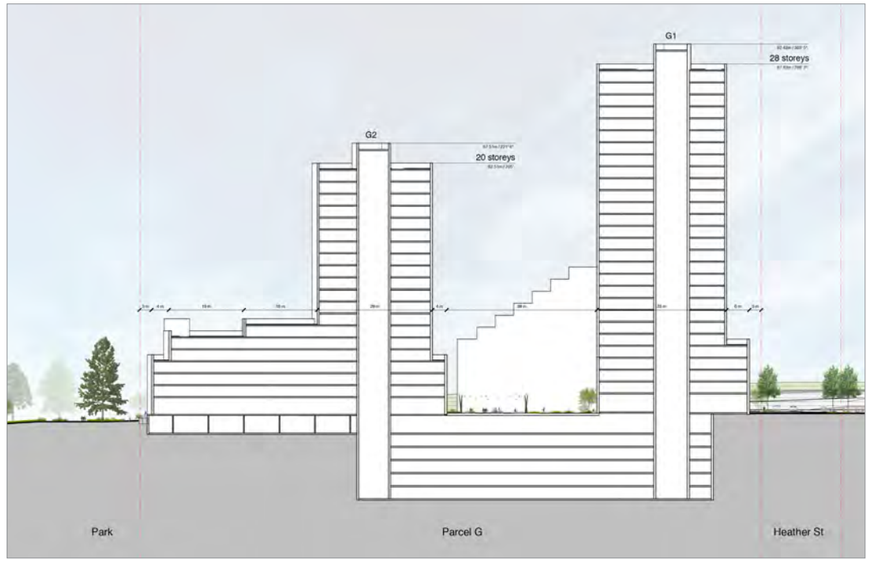


Section A-A



BLDG	AREA	
	m²	SF
G1 MARKET	26,755	287,988
G1 TOTAL	26,755	287,988
G2 MARKET	17,125	183,336
G2 AMENITY	186	2,000
G2 TOTAL	17,311	185,336
G TOTAL	44,066	472,324





Section B-B

LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- # BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C RAINGARDEN/ BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

N

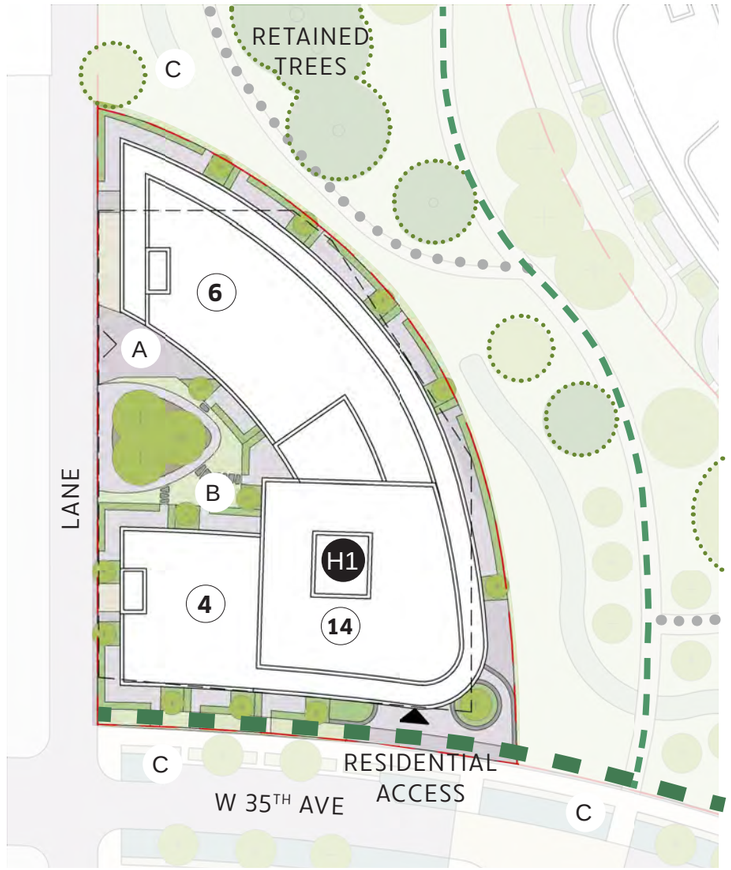
0 30 60 90 120 ft

0 10 20 30 40 m

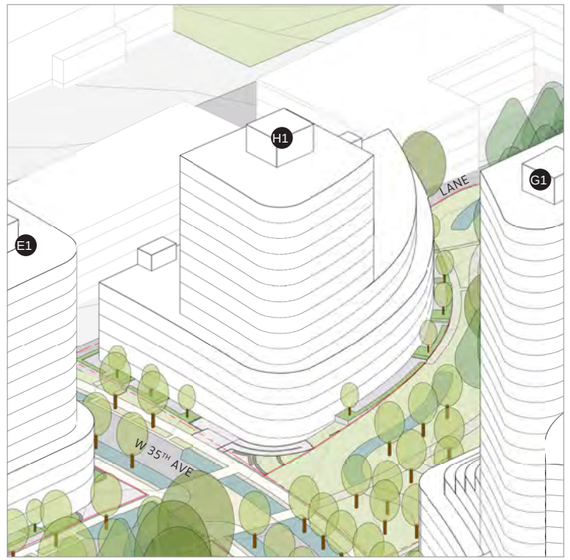
PARCEL H: RESIDENTIAL (MARKET HOUSING)

HEATHER LANDS

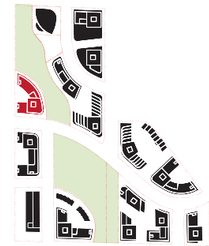
Site Plan



Looking NW

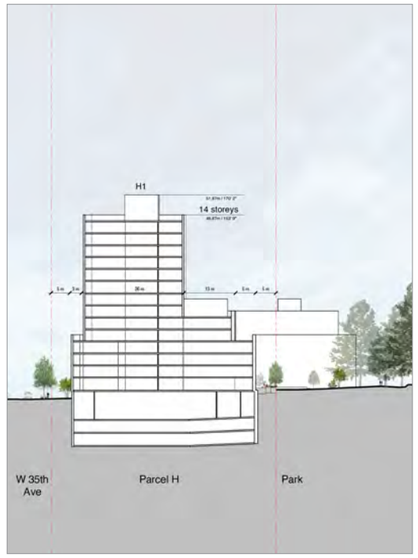


Looking SE

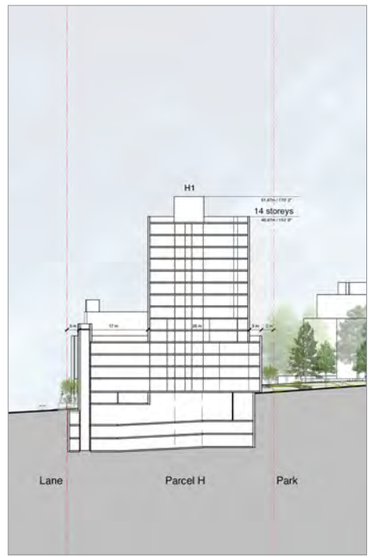


LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- # BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C RAINGARDEN/ BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY



Section A-A



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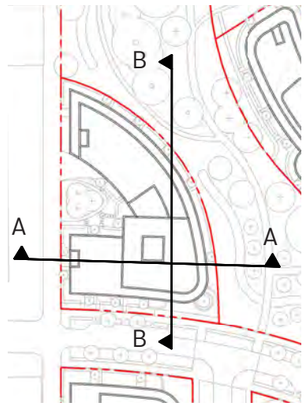
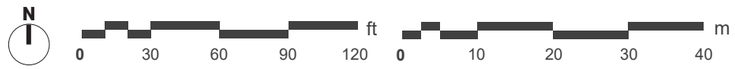


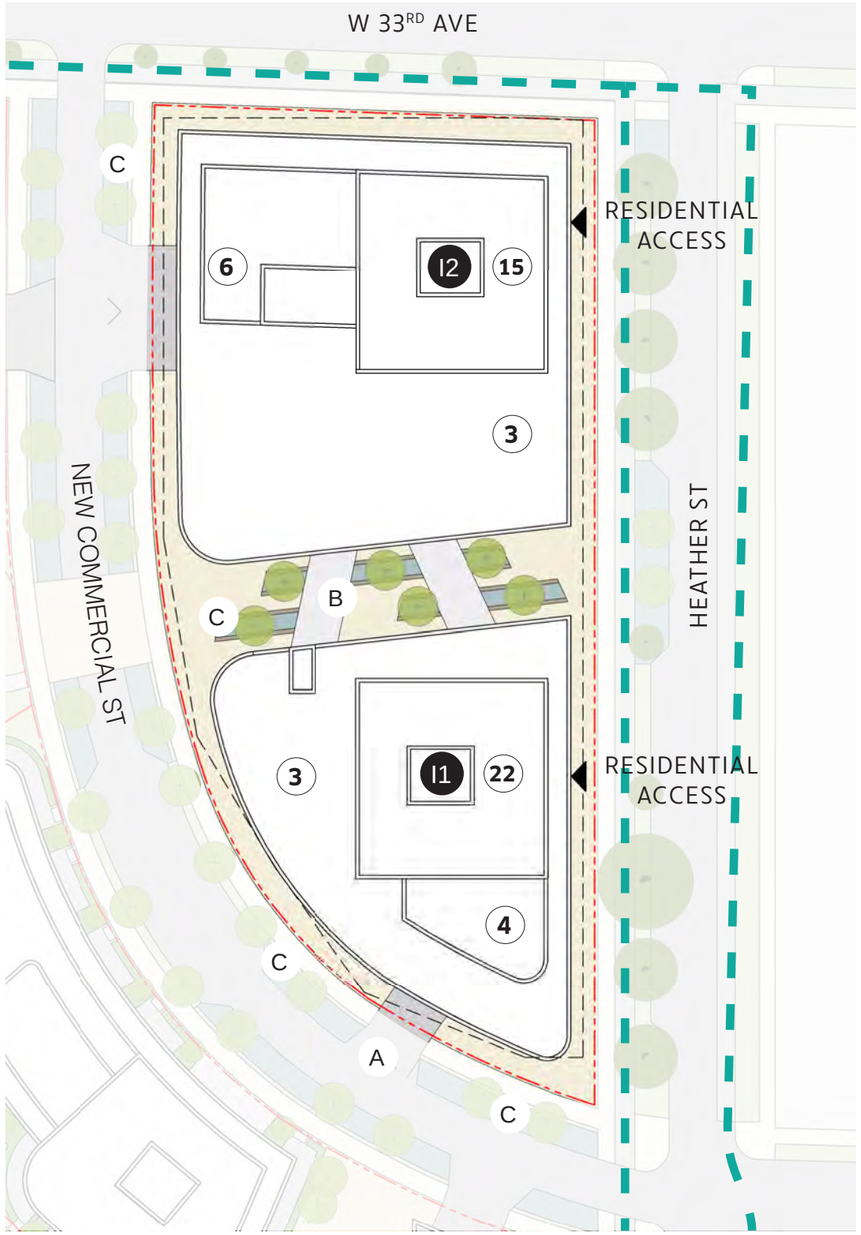
USE	AREA	
	m²	SF
MARKET	16,223	174,620
AMENITY	93	1,000
TOTAL	16,316	175,620



PARCEL I: MIXED-USE (RETAIL, OFFICE, CHILDCARE, SOCIAL, RENTAL AND MARKET HOUSING)

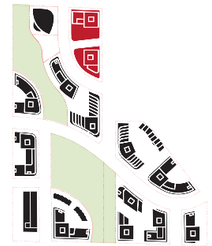
HEATHER LANDS

Site Plan



Looking E

Looking S



LEGEND

- (X#) PARCEL + BUILDING IDENTIFICATION
- (#) BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C RAINGARDEN/ BIOSWALE
- PEDESTRIAN PATH
- BIKE PATH
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

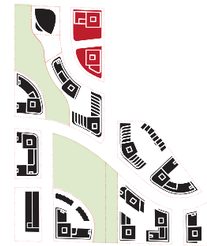
N

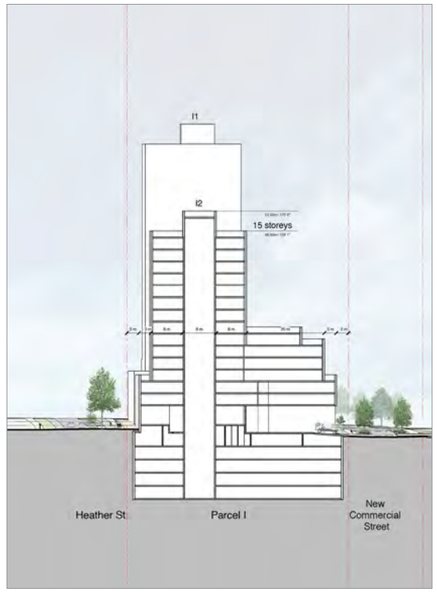
0 30 60 90 120 ft

0 10 20 30 40 m

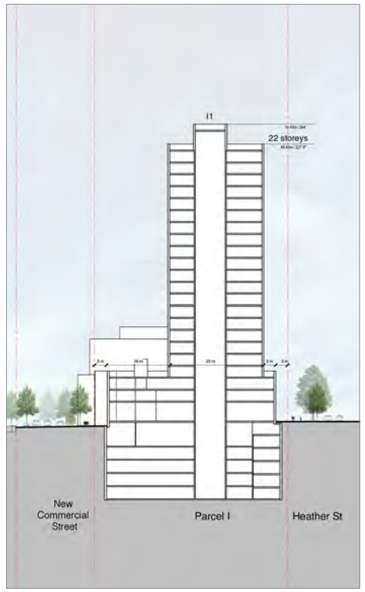
PARCEL I: MIXED-USE (RETAIL, OFFICE, CHILDCARE, SOCIAL, RENTAL AND MARKET HOUSING)

HEATHER LANDS

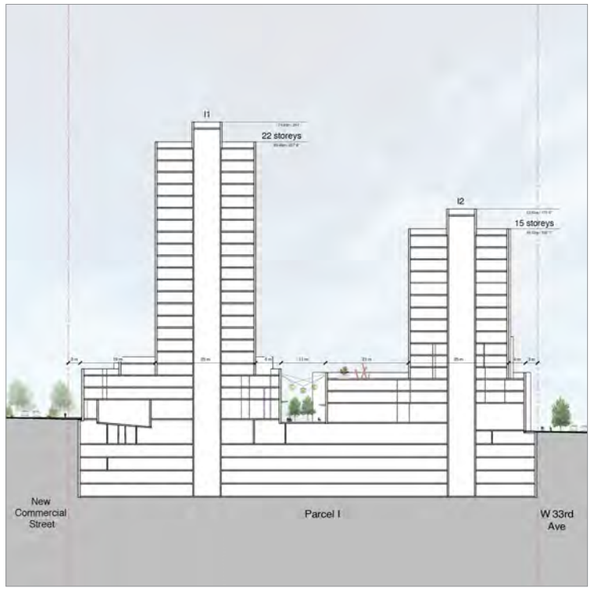




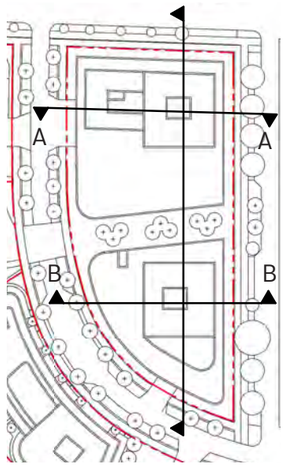
Section A-A



Section B-B



Section C-C



BLDG	MARKET		RENTAL		MIR (RENTAL)		SOCIAL	
	m²	SF	m²	SF	m²	SF	m²	SF
I1	-	-	1,735	18,670	578	6,223	9,522	102,495
I2	8,014	86,259	-	-	-	-	-	-
TOTAL	8,014	86,259	1,735	18,670	578	6,223	9,522	102,495

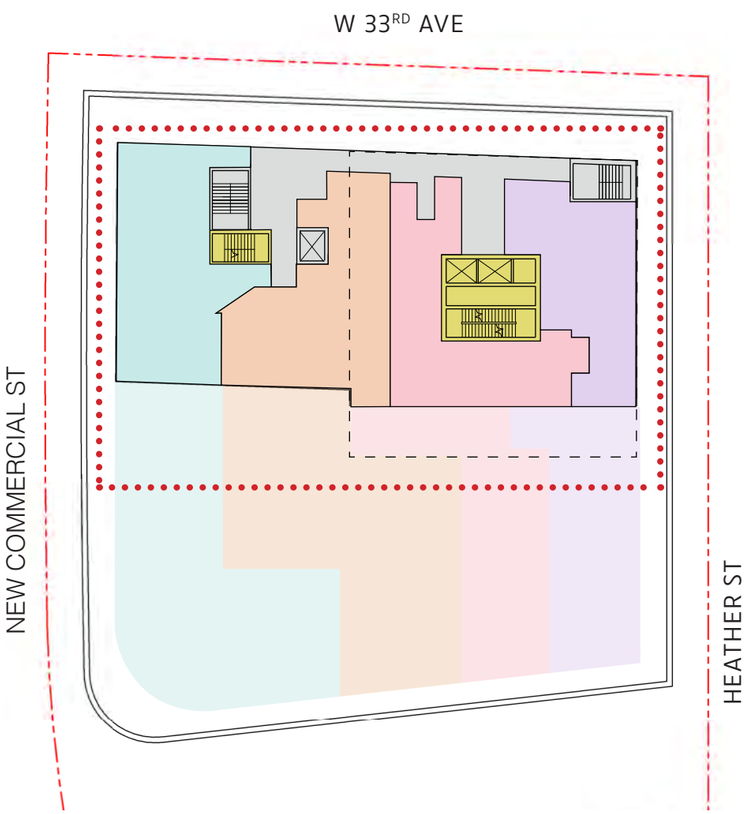
BLDG	RETAIL		OFFICE		CHILDCARE	
	m²	SF	m²	SF	m²	SF
I1	2,539	27,332	2,459	26,465	-	-
I2	3,247	34,955	3,394	36,529	1,109	11,935
TOTAL	5,787	62,287	5,852	62,994	1,109	11,935

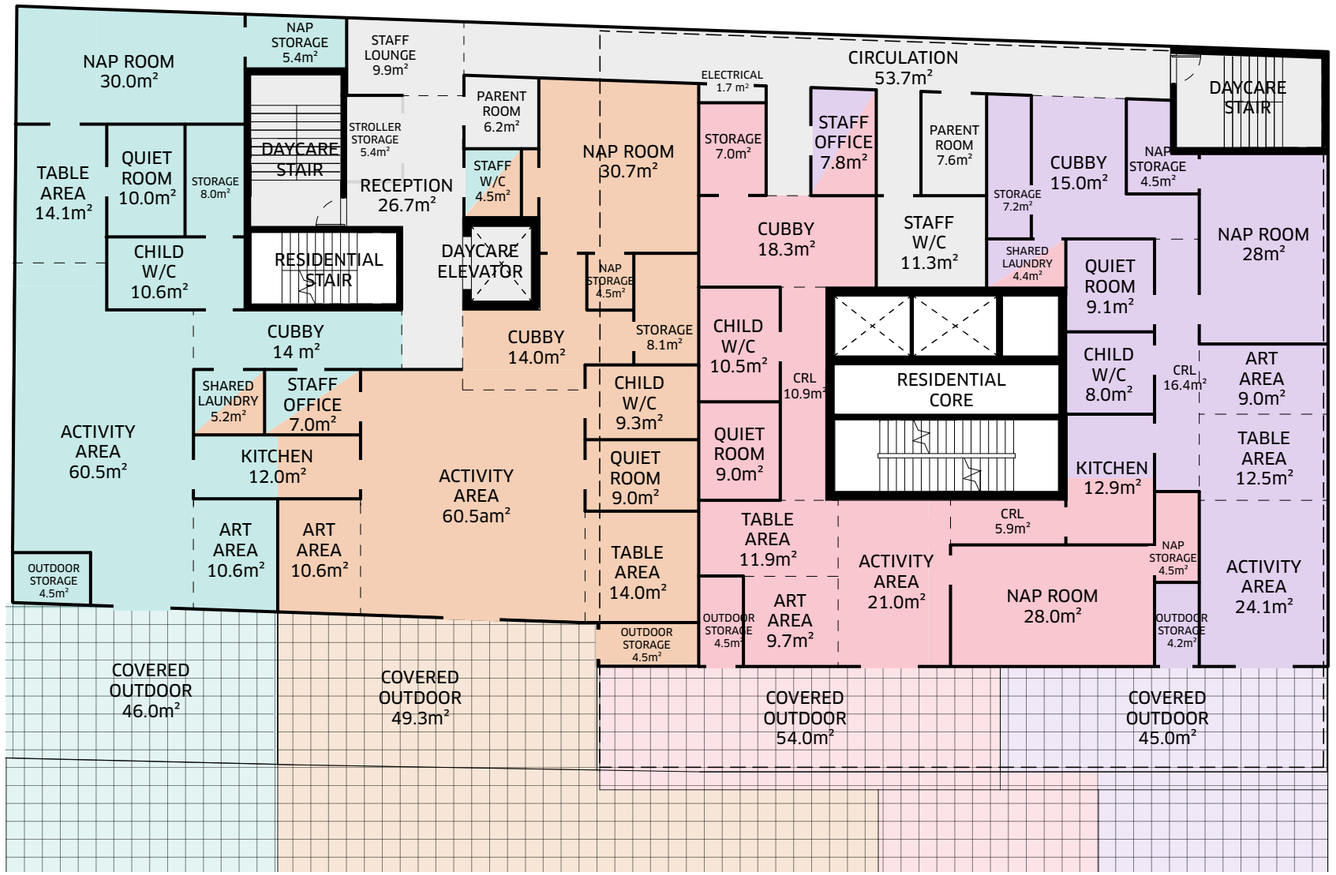
BLDG	RESIDENTIAL SUB-TOTAL		AMENITY		COMMERCIAL & CC SUB-TOTAL		TOTAL BLDG AREA	
	m²	SF	m²	SF	m²	SF	m²	SF
I1	11,835	127,389	181	1,950	4,998	53,797	17,014	353,814
I2	8,015	86,259	93	1,000	7,750	83,419	15,857	170,678

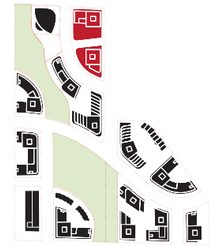
PARCEL I: 74-SPACE CHILDCARE CENTRE (TEST FIT)

HEATHER LANDS

Parcel I, Building I2 –Level 4







LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- TOWER ABOVE
- TEST FIT PLAN
- MARKET HOUSING
- INFANTS
- TODDLERS
- 3-5 (GROUP A)
- 3-5 (GROUP B)
- SUPPORT SPACES
- OUTDOOR SPACE

Area Breakdown by Age Group

TYPE	AREA	
	m²	SF
INFANTS	335	3,605
TODDLERS	333	3,583
3-5 GROUP A	529	5,690
3-5 GROUP B	482	5,193
TOTAL	1,679	18,073

N

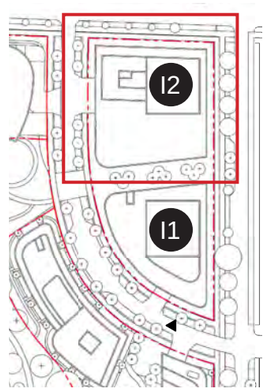
0 15 30 45 60 ft

0 5 10 15 20 m

0 6 12 18 24 ft

0 2 4 6 8 m

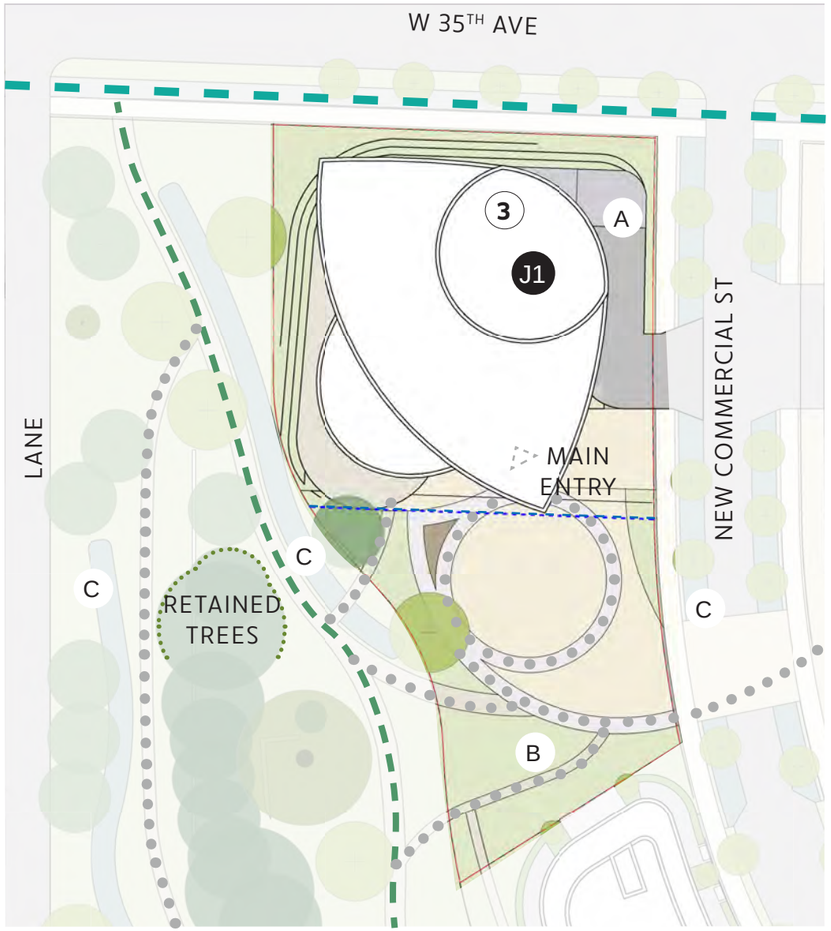
N



PARCEL J: MST CULTURAL CENTRE

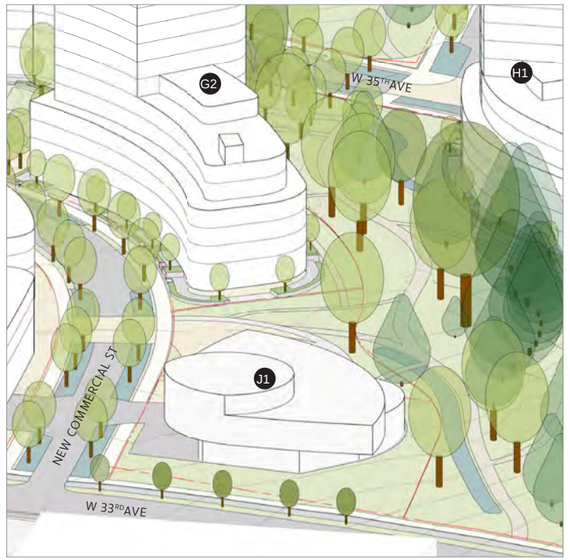
HEATHER LANDS

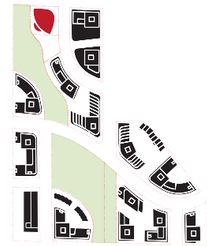
Site Plan



Looking NW

Looking SE





LEGEND

- X# PARCEL + BUILDING IDENTIFICATION
- # BUILDING HEIGHT
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C RAINGARDEN/ BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

N

0 30 60 90 120 ft

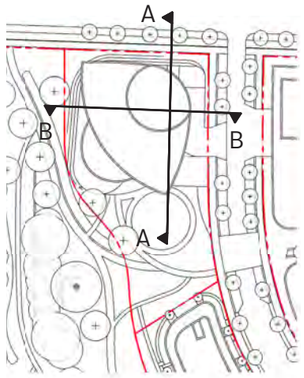
0 10 20 30 40 m

Section A-A

Section B-B

0 30 60 90 120 ft

0 10 20 30 40 m

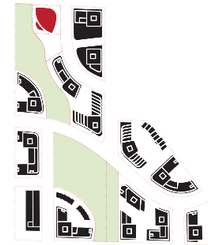


BLDG	AREA	
	m²	SF
J1	2,095	22,549
TOTAL	2,095	22,549

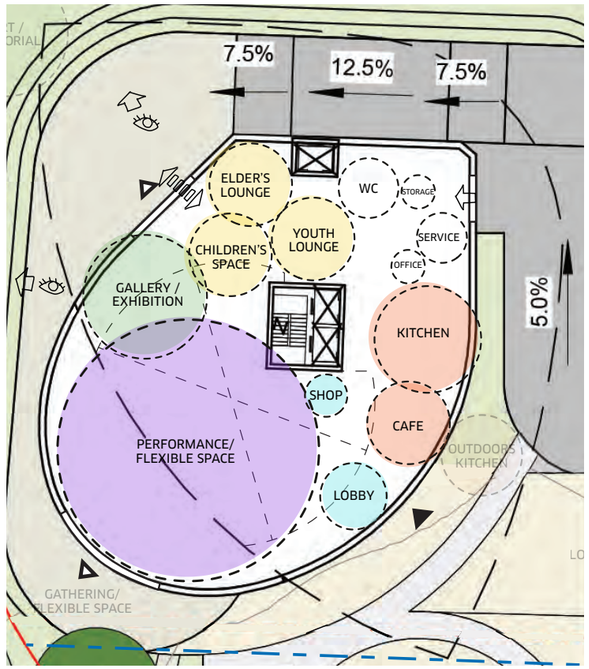
PARCEL J: MST CULTURAL CENTRE PROGRAM (TEST FIT)

HEATHER LANDS

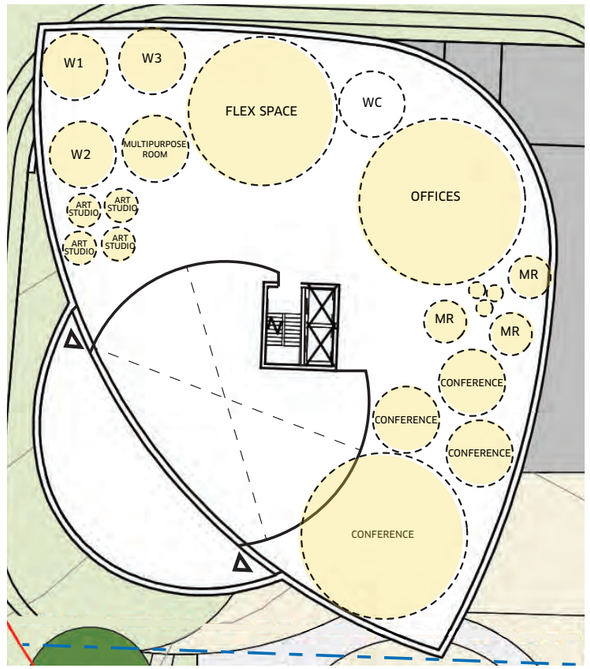
SPACE	SM	SF
CENTRAL SPACE		
Performance / Flex	200	2153
WELCOMING		
Lobby	50	538
Shop	30	323
SHARING KNOWLEDGE		
Gallery / Exhibit	80	861
CREATING		
Elder's Lounge	60	646
Youth lounge	60	646
Children's space	60	646
Multi-purpose	100	1076
Artist studio 1	20	215
Artist studio 2	20	215
Artist studio 3	20	215
Workshop 1	50	538
Workshop 2	50	538
Workshop 3	50	538
Flex Space	100	1076
6 Conference Rooms	300	3229
Offices L2 and L3	200	2152
Meeting Rooms	200	2152
Conference Auditorium	100	1076
EATING		
Café	60	646
Commercial Kitchen	60	646
SUPPORTING		
Office	20	215
Service	40	431
Storage	20	215
WC	120	1291
Circulation	25	269
TOTAL	**2,095**	**22,549**



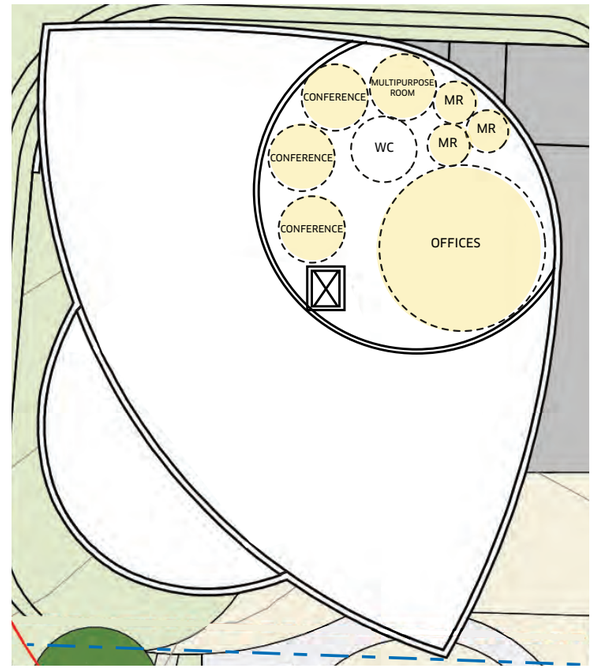
Level 1 Plan



Level 2 Plan



Level 3 Plan



DEVELOPMENT DATA

HEATHER LANDS

METRIC

PARCEL	FSR AREA (M^2) HOUSING					COMMERCIAL		EXCLUDED AREA (M^2) CULTURAL CENTRE	CHILDCARE	SCHOOL	AMENITY	TOTAL m2
	MARKET	RENTAL	* MIR (RENTAL)	SOCIAL	SUB-TOTAL	RETAIL	OFFICE					
A	-	-	-	15,305	15,305	-	-	-	-	-	369	15,674
B	15,248	23,125	7,708	-	46,081	-	-	-	-	-	279	46,360
C	18,717	-	-	-	18,717	-	-	-	-	-	93	18,810
D	-	-	-	-	-	-	-	-	-	4,700	-	4,700
E	-	-	-	17,023	17,023	-	-	-	-	-	307	17,330
F	42,792	2,033	678	-	45,502	-	-	-	-	-	186	45,688
G	43,880	-	-	-	43,880	-	-	-	-	-	186	44,066
H	16,223	-	-	-	16,223	-	-	-	-	-	93	16,316
I	8,014	1,735	578	9,522	19,849	5,787	5,852	-	1,109	-	274	32,870
J	-	-	-	-	-	-	-	2,095	-	-	-	2,095
TOTAL	144,874	26,892	8,964	41,850	222,580	5,787	5,852	2,095	1,109	4,700	1,786	243,908
	SUB-TOTAL FSR AREA						234,219	SUB-TOTAL EXCLUDED AREA			9,689	
							FSR 2.75					

IMPERIAL

PARCEL	FSR AREA (SF) HOUSING					COMMERCIAL		EXCLUDED AREA (SF) CULTURAL CENTRE	CHILDCARE	SCHOOL	AMENITY	TOTAL SF
	MARKET	RENTAL	* MIR (RENTAL)	SOCIAL	SUB-TOTAL	RETAIL	OFFICE					
A	-	-		164,739	164,739	-	-	-	-	-	3,973	168,712
B	164,129	248,916	82,972	-	496,016	-	-	-	-	-	3,000	499,016
C	201,469	-	-	-	201,469	-	-	-	-	-	1,000	202,469
D	-	-	-	-	-	-	-	-	-	50,590	-	50,590
E	-	-		183,233	183,233	-	-	-	-	-	3,300	186,533
F	460,606	21,878	7,293	-	489,777	-	-	-	-	-	2,000	491,777
G	472,324	-	-	-	472,324	-	-	-	-	-	2,000	474,324
H	174,620	-		-	174,620	-	-	-	-	-	1,000	175,620
I	86,259	18,670	6,223	102,495	213,648	62,287	62,994	-	11,935	-	2,950	353,814
J	-	-		-	-	-	-	22,549	-	-	-	22,549
TOTAL	1,559,407	289,464	96,488	450,467	2,395,826	62,287	62,994	22,549	11,935	50,590	19,223	2,625,404
	SUB-TOTAL FSR AREA						2,521,107	SUB-TOTAL EXCLUDED AREA			104,297	
							FSR 2.75					

* MODERATE INCOME RENTAL

HOUSING UNITS

HEATHER LANDS

Estimated Unit Count by Tenure and Type

	MARKET HOUSING					RENTAL HOUSING					MODERATE-INCOME-RENTAL HOUSING					SOCIAL HOUSING					
PARCEL	STUDIO	1 BED	2 BED	3 BED	SUB-TOTAL	STUDIO	1 BED	2 BED	3 BED	SUB-TOTAL	STUDIO	1 BED	2 BED	3 BED	SUB-TOTAL	STUDIO	1 BED	2 BED	3 BED	SUB-TOTAL	TOTAL
A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	59	59	40	198	198
B	26	89	44	17	176	41	135	68	27	271	13	44	22	9	88	-	-	-	-	-	535
C	29	98	49	29	205	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	205
D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44	66	66	44	220	220
F	75	250	124	49	498	-	-	10	-	10	-	-	4	-	4	-	-	-	-	-	512
G	77	256	128	51	512	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	512
H	28	94	47	19	188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	188
I	14	47	23	9	93	3	10	5	1	19	1	4	2	1	8	25	36	37	24	122	242
J	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	249	834	415	174	1,672	44	145	83	28	300	14	48	28	10	100	109	161	162	108	540	2,612

All numbers are estimates and subject to change.

TOTAL RENTAL & MODERATE-INCOME-RENTAL HOUSING	400